



Rita Moreno <rita.moreno@lacity.org>

Fwd: Economic Development Committee

Debbie DynerHarris <debbie.dynerharris@lacity.org>

Fri, Jun 24, 2016 at 3:04 PM

To: Miranda Paster <miranda.paster@lacity.org>, Laura McLennan <laura.mclennan@lacity.org>

Cc: Tara Devine <tara@devine-strategies.com>, Rita Moreno <rita.moreno@lacity.org>

you bet, thanks!

On Fri, Jun 24, 2016 at 2:50 PM, Miranda Paster <miranda.paster@lacity.org> wrote:

Hello.

Please ask the Councilmember to request the matter "FORTHWITH" in Ccl on Wednesday after it passes (should it pass with 12 votes).

Thank you.

On Thu, Jun 23, 2016 at 4:20 PM, Debbie DynerHarris <debbie.dynerharris@lacity.org> wrote:

The Councilmember would like the BID item to be heard at committee given how much interest there has been on this issue. He'd rather that hearing didn't happen at Council. I realize this may set us back but not necessarily as we can get it on next week's agenda.

Debbie

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Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
310-575-8461 | www.11thdistrict.com



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Counting my blessings - Sing and be Happy Today!

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Rita Moreno <rita.moreno@lacity.org>

Fwd: Proposed Venice BID & Residential Properties Zoned Commercial

Debbie DynerHarris <debbie.dynerharris@lacity.org>

Wed, Jul 27, 2016 at 3:12 PM

To: Rita Moreno <rita.moreno@lacity.org>

Cc: exnihilo65@verizon.net, Shannon Hoppes <shannon.hoppes@lacity.org>, Miranda Paster <miranda.paster@lacity.org>, Tara Devine <tara@devine-strategies.com>, Holly Wolcott <holly.wolcott@lacity.org>

Hello Mr. Kuel. Yes, I did receive the letter a few days ago. We very much appreciate the letter and the information you point out. The Councilmember is still reviewing the issue, and we look forward to the information to be provided by the City Clerk's office to further assist his review.

Thank you, and please let me know if you have further questions.
Debbie

On Wed, Jul 27, 2016 at 2:23 PM, Rita Moreno <rita.moreno@lacity.org> wrote:

Dear Mr. Kuel,

We received the letter and will send you a written response today via email and USPS. Please excuse the delay.

Thank you.

Rita

----- Forwarded message -----

From: [Holly Wolcott <holly.wolcott@lacity.org>](mailto:Holly.Wolcott@lacity.org)

----- Forwarded message -----

From: "William Kuel" <exnihilo65@verizon.net>

Date: Jul 27, 2016 9:27 AM

Subject: Proposed Venice BID & Residential Properties Zoned Commercial

To: <Holly.Wolcott@lacity.org>, <councilmember.bonin@lacity.org>, <debbie.dynerharris@lacity.org>, <miranda.paster@lacity.org>

Cc: "Tara Devine" <tara@devine-strategies.com>

Hi, my wife and I mailed certified the letter and map below (also attached) on July 15 to everyone in the address line and have not heard any response as yet. Please contact us in some form to let us know if we have any options.

Thank you,
Bill & Laura Kuel

July 14, 2016

Holly Wolcott, City Clerk
200 N. Spring St., Room 360
Los Angeles, CA 90012

RE: Venice BID & 1307 Innes Place, Venice, CA 90291; APN: 4238011022

Dear Ms. Wolcott,

Upon the advice of Tara Devine of Devine Strategies, this letter is addressed to you with copies sent to The Honorable Mike Bonin, Debbie Dyner-Harris, and Miranda Paster.

We are writing because of the proposed Venice BID and the adverse impact it will have on our property. Based upon the state and city laws that Ms. Devine has cited us, the inclusion of our property, along with the adjacent property at 120 Westminster (and many others, we're sure) strikes us as arbitrary and inherently unfair.

While the concept of a Venice BID is sound in principal, and apparently effective in other parts of Los Angeles and the rest of the country, its application would place undue hardship on our ability to continue offering residential rentals. We have owned, lived in and managed a small fourplex, under rent control, in Venice for the past 20 years and, at present, lease out two of the units—both at below market rent.

The BID incorporates all commercial, industrial, and government-zoned parcels, but exempts all residential-zoned parcels except R4 and R5 (of which the Venice BID area has none, according to Ms. Devine). It is our misfortune that our parcel is, for whatever reason, zoned C4. The apartment building on our lot was built by Abbot Kinney in 1910 and has always, and only, operated as four small one- bedroom apartments. The larger multi-unit building next door at 120 Westminster has over a dozen units and is of similar age and always been used for residential purposes, but is zoned commercial as well.

Directly across the back alleyway (Park Row) from both buildings, there are two other multi-unit apartment buildings at 1302 & 1304 Pacific Ave., each with 7 or more units (we believe), but they are zoned residential. If you look at the enclosed proposed Venice BID map, you can see how they are exempted by a carved-out, zig-zag U-shape in our immediate area. Meanwhile, all the other parcels between Speedway and Pacific (all the way to Main on the other side of the Westminster dog park, including all the rest of Innes Place going northwest) are zoned residential and are exempt. Many of these properties are multi-unit rentals operated by absentee owners and/or professional management companies.

The proposed BID assesses our parcel not only on street frontage, but also on the alleyway, for a total of just under \$2,200 per annum. This represents a full 42% increase in our property taxes from 2014-15. Given the age of our fourplex, we are already hard-pressed financially to maintain the property in sound condition (which we do and will continue to, regardless). Also, in the interests of attracting and maintaining good long-term tenants, we have consistently offered the rental units at below market rents and do not raise the rents every 12 months, as we're allowed to under rent control. We occupy the other 2 units as our home.

At the same time, other multi-units in the area, including at least one of the aforementioned exempt buildings on Pacific, are running illegal Air BnB-type short-term rentals (this is another issue in itself, as many of their guests often party loudly late into the night, vomiting and urinating off the balconies). At least two of the originators of the BID proposal are being sued by the city for running illegal hotels. Their properties are not exempt, but if they were converted back to apartment buildings they would face larger tax bills, making it harder to offer affordable units. In any event, they are large beachside properties that I'm sure would command top rents. If you are interested in maintaining any semblance of affordable rental housing in Venice, you may wish to consider the impact of the BID on the small mom & pop residential operations such as ours that are included in the BID. Our current and future tenants will most likely have to share some or all of the brunt of the BID in terms of their monthly rent.

Our real dilemma is that there is apparently no redress under current state and city law to address our particular situation. I quote Ms. Devine:

"Here's what I do know:

- Regardless of whose decision it is, the City does not allow LA BIDs to include R-zoned properties within BID boundaries unless they are R4 or R5. (NOTE: There is currently no R4 or R5 within the area of the Venice BID; Venice may not even have any R4 or R5.)
- I have been told that R4 and R5 are eligible to be included and assessed because those zones allow mixed-use in LA (most commonly, this = residential over commercial.)
- Other cities in California interpret the state law differently.
- California BIDs are governed by the Property and Business Improvement District Act of 1994 (California Streets and Highways Code Section 36000 et seq.) (sic). The residential issue is (sic) in Section 36632(c), which states:
'Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.'
- No further reasoning or guidance is given in the statute (so as with many laws, we are left open to interpretations.)

P.S. Note that ZONING is the determinant and not use. This is per state law, and no city in CA can abridge this without being in violation of state law. I suspect that your issue will circle back to this point."

We could stomach the assessment much easier if all properties in the proposed BID, meaning ALL multi-unit residential-zoned parcels, were included, but as such, we feel singled-out to have to, in effect, subsidize all these other exempt residential properties with the substantially higher property taxes we will face.

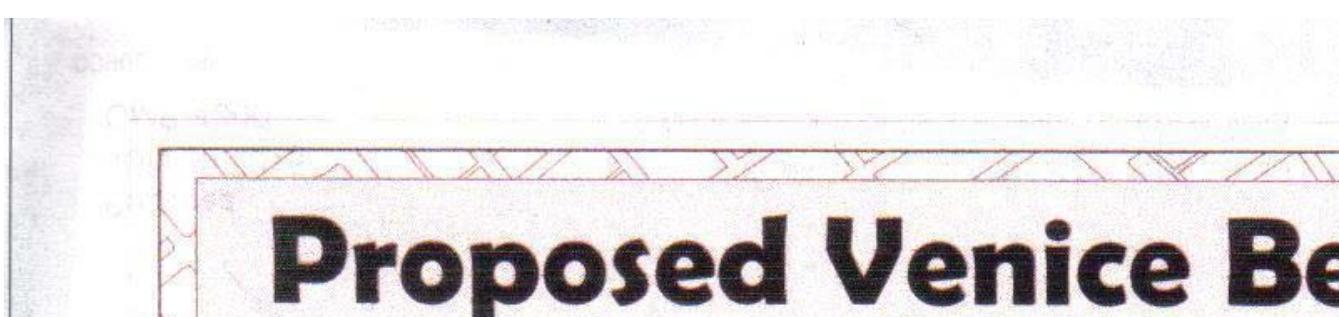
We would greatly appreciate any suggestions on options we may have, including seeking a zoning-change, if necessary. Other than the fact that our parcel is relatively close to the center of Venice near Windward Circle, where "downtown" Venice is or used to be, we don't know why our residential property was zoned C4 to begin with.

Thank you for your time and consideration.

Sincerely,

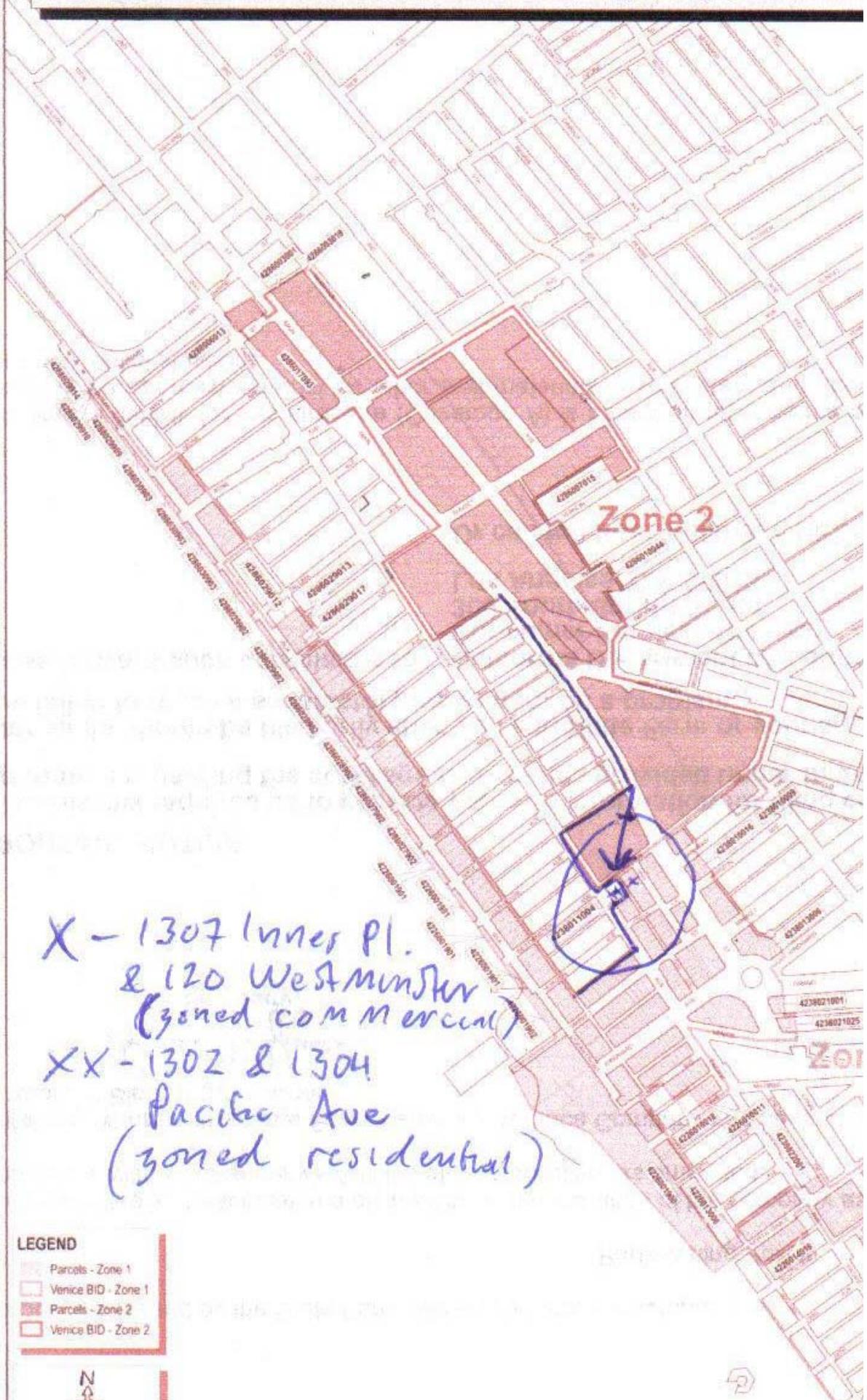
William & Laura Kuel

cc: The Honorable Mike Bonin; Debbie Dyner-Harris; Miranda Paster; Andrew Sanesi; Tara Devine



Proposed Venice Beach BID map showing the boundaries of the proposed BID area, which includes the fourplex and surrounding parcels, as well as the exempted U-shaped area across the street.

Proposed Venice Beach BID





Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office [\(213\) 978-1122](tel:(213)978-1122)
Fax [\(213\) 978-1130](tel:(213)978-1130)



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
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Rita Moreno <rita.moreno@lacity.org>

question about the Venice BID hearing date

Debbie Dyner Harris <debbie.dynerharris@lacity.org>

Fri, Sep 30, 2016 at 10:56 PM

Cc: Rita Moreno <rita.moreno@lacity.org>, Miranda Paster <miranda.paster@lacity.org>, Laura McLennan <laura.mclennan@lacity.org>

Hi, Rita, did you respond to her? we have not yet done so.
Debbie

On Tue, Sep 27, 2016 at 11:34 AM, Becky Dennison <bdennison@vchcorp.org> wrote:

Hi Rita and Debbie,

I wanted to raise a question and concern about the Venice Beach BID public hearing date being set for Election Day. Surely another Council date that week could have been selected to avoid any conflict or appearance of conflict in people's ability to participate. We will likely follow up with a formal request to change the date, but thought I'd see if an informal request would work first. Please let me know whether a date change can or will be considered.

Thanks,

Becky

Becky Dennison

Executive Director

Venice Community Housing (VCH)

720 Rose Avenue

Venice, CA 90291-2710

(310) 399-4100, ext 101

FAX: (310) 399-1130



VCH helps low-income people stabilize their lives through non-profit affordable housing and comprehensive skills training



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
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Rita Moreno <rita.moreno@lacity.org>

Fwd: Message from 14KONICAC284_CH2ASD_226_2

Miranda Paster <miranda.paster@lacity.org>

To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>, Rick Scott <rick.scott@lacity.org>

Fri, May 27, 2016 at 2:21 PM

Hello.

Suggested Wording for the letter is listed below and the agreement is attached.

In regards to a petition relative to the acceptance of assessments for the proposed Venice Beach Business Improvement District, the State of California does not hold the responsibility to sign pursuant to an agreement with the City of Los Angeles. The State of California entered into a lease agreement dated November 10, 1948, with the City of Los Angeles for certain premises including those affected parcels in the proposed Venice Beach Business Improvement District. The agreement states that "during the term of the lease, the City shall pay, or cause to be paid all costs for park, playground and recreational purposes for the developing, improving, maintaining, operating, controlling and using of said beach lands hereby leased and demised to the City and the State shall not, during the term hereof, be liable for any of said costs for said purposes". Pursuant to the agreement, the City of Los Angeles operates the beach and is responsible for any costs related to the maintenance of the beach.

According to lease contract the City of Los Angeles is responsible for "assessments" made to the subject property. The City may sign the petition.

----- Forwarded message -----

From: **Miranda Paster** <miranda.paster@lacity.org>

Date: Thu, Apr 28, 2016 at 4:08 PM
Subject: Fwd: Message from 14KONICAC284_CH2ASD_226_2
To: "Wolcott, Holly" <holly.wolcott@lacity.org>
Cc: "Hoppe, Shannon" <shannon.hoppe@lacity.org>, Rick Scott <rick.scott@lacity.org>

This is the State's agreement. Venice is further to the back.

----- Forwarded message -----

From: <clerk-konica@lacity.org>
Date: 2016-04-28 13:42 GMT-07:00
Subject: Message from 14KONICAC284_CH2ASD_226_2
To: miranda.paster@lacity.org

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2720K



State of California • The Natural Resources Agency

Edmund G. Brown, Jr., Governor

DEPARTMENT OF PARKS AND RECREATION • P.O. Box 942896 • Sacramento, CA 94296-0001
LEGAL OFFICE

Ruth Coleman, Director

June 11, 2012

Via Electronic Mail Only:
jd@johnanthonydavis.com

John Davis
Post Office Box 10152
Marina del Rey, California 90295

Dear Mr. Davis:

Re: Public Records Act Request – Dockweiler State Beach

This letter responds to your email dated June 4, 2012, wherein you requested a complete copy of the Lease Agreement between the Department of Parks and Recreation ("State Parks") and the City of Los Angeles.

Attached with this correspondence, please find a full copy of the Agreement, including page 6, which was inadvertently cut off at the top of the page.

If you have any questions, I can be reached at (916) 651-8454.

Sincerely,

Kelli McDowell

Kelli McDowell
Administrative Assistant

cc: (via email only)

Tara E. Lynch, Senior Staff Counsel, Legal Office

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AGREEMENT
Between the
STATE OF CALIFORNIA
and the
CITY OF LOS ANGELES

R/W 4999-137

Covering the administration and control of
certain Beach Areas for the purposes of
operation as part of the State Park System.

This agreement made and entered into this tenth day
of November, 1948, by and between the State of California
hereinafter designated as "State" and the City of Los Angeles, a
municipal corporation, hereinafter designated as "City",

W I T N E S S E T H:

That, WHEREAS State and City entered into that certain agreement dated the 12th day of December, 1947, pursuant to Ordinance No. 92503 as amended by Ordinance No. 92585 of said City; and

WHEREAS City has conveyed to State pursuant to said ordinances either by grant or quit-claim deeds those certain parcels of real property described in the aforesaid agreement under paragraph numbered one (1) thereof and also described in paragraph numbered one (1) hereof; and

WHEREAS paragraph numbered five (5) of the aforesaid agreement provides in part that "immediately upon vesting of title in State to the parcels described in Paragraph 1, State shall enter into and execute a lease agreement with City;"

NOW, THEREFORE, in order partially to effectuate the purposes and the covenants contained in the aforesaid agreement, it is mutually understood and agreed between the parties hereto, as follows:

1. State, as Lessor, does hereby lease, let and demise unto City, as Lessee, all those certain premises in the County of Los Angeles, State of California described as follows, to wit:

City Parcel 1

Those portions of Section 3, 10 and 11, Township 3 South, Range 15 West, San Bernardino Base and Meridian, in the Rancho Sausal Redondo, as per map recorded in Book 1, Pages 507 and 508 of Patents, Records of Los Angeles County, bounded and described as follows:

Beginning at the intersection of the third course of that certain parcel of land described in deed to the City of Los Angeles recorded in Book 8175, Page 209, Official Records of said County, with the southwesterly line of the land described in deed to the Los Angeles, Hermosa Beach and Redondo Railway Company (now Pacific Electric Railway Company) recorded in Book 1617, Page 310 of Deeds, Records of said County; thence southeasterly along said southwesterly line in all its various courses and curves to the southerly line of said Section 3; thence easterly along said southerly line to the northeasterly line of that certain parcel of land described in deed to the Pacific Electric Railway Company, recorded in Book 5822, Page 246, of Deeds, Records of said County; thence southeasterly along said northeasterly line in all its various courses and curves to the southerly line of said Section 11; thence westerly along said last mentioned southerly line to the ordinary high water mark of the Pacific Ocean; thence northwesterly along the meander line of said ordinary high water mark to said third course of that certain parcel of land described in deed recorded in Book 8175, Page 209, Official Records of said County; thence easterly along said third course in deed recorded in Book 8175, Page 209, Official Records of said County; to the point of beginning;

Also,

All that portion of the parcel of land (60 feet wide) described in Clause 1 in deed to Los Angeles Pacific Company (now Pacific Electric Railway Company), recorded in Book 3805, Page 107, of Deeds, Records of Los Angeles County, extending from the third course of that certain parcel of land described in deed to the City of Los Angeles recorded in Book 8175, Page 209, Official Records of said County, to the southerly line of Section 3, Township 3 South, Range 15 West, San Bernardino Base and Meridian;

Also,

All that portion of the 60-foot strip of land described in deed to the Los Angeles Hermosa Beach and Redondo Railway Company, (now Pacific Electric Railway Company) recorded in Book 1617, Page 310, of Deeds, Records of Los Angeles County, extending from the third course of that certain parcel of land described in deed to the City of Los Angeles recorded in Book 8175, Page 209, Official Records of said County, to the southerly line of Section 3, Township 3 South, Range 15 West, San Bernardino Base and Meridian, excepting therefrom that portion of said parcel of land included within the 60-foot strip of land described in

Clause 1 in deed to the Los Angeles Pacific Company (now Pacific Electric Railway Company), recorded in Book 3805, Page 107, of Deeds, Records of said County.

City Parcel 3

Lot A, Tract No. 8573, as per map recorded in Book 103, Pages 19 and 20, of Maps, Records of Los Angeles County.

City Parcels 4 and 5

All that portion of Block E of Resubdivision of a Portion of Playa Del Rey Townsite, as per map recorded in Book 7, Page 130, of Maps, Records of Los Angeles County, lying between the southwesterly prolongation of that certain course in the southeasterly line of Block A, said Resubdivision of a Portion of Playa Del Rey Townsite shown on said map as having a bearing of North $64^{\circ}49'$ East and a length of 129.22 feet, and the southwesterly prolongation of the southeasterly line of Lot 11, Block 9, as shown on said map of a Portion of Playa Del Rey Townsite as having a bearing of North $64^{\circ}48'$ East;

Also,

Beginning at the northeasterly corner of said Block E; thence South $29^{\circ}57'$ East along the easterly line of said Block E to the southwesterly prolongation of the southeasterly line of Lot 11 said Block 9 hereinabove described as having a bearing of North $64^{\circ}48'$ East; thence southwesterly along said last mentioned southwesterly prolongation to a point in a line parallel with and distant 125 feet southwesterly measured at right angles from said northeasterly line of Block E, said parallel line being the line described and fixed in agreement between the City of Los Angeles and E. Duncan, et al., said agreement being dated October 11, 1937, and filed as Agreement No. 9358 in the office of the City Clerk of Los Angeles; thence northwesterly along said parallel line to the northwesterly line of said Block E, or southwesterly prolongation thereof; thence northeasterly along said last mentioned prolongation and/or said last mentioned northwesterly line to the point of beginning;

Also,

All of Lot D of Del Rey Beach as per map recorded in Book 6, Page 186, of Maps, Records of Los Angeles County, EXCEPTING that portion of said Lot D heretofore condemned by the Los Angeles County Flood Control District in that certain action entitled "Los Angeles County Flood Control District, a body politic and corporate, vs David Burton Beggs, Del Rey Company, et al.," which is action No. 397091 in Superior Court of the State of California, in and for the County of Los Angeles, and which excepted portion of Lot D is the lands described in the amendment of said complaint in said action and designated in said amendment to said complaint as Parcel No. 130; the southwesterly or seaward boundary.

of the lands hereby conveyed being the common boundary line between said Lot D and the tide lands of the City of Los Angeles as established by, and described in that agreement entered into between the City of Los Angeles, a municipal corporation, as party of the first part, and Del Rey Company, a corporation, as party of the second part, under date of the 2nd day of February, 1938, and which agreement was recorded as Instrument No. 769 on the 5th day of December, 1939, in Book 17039, Page 298 of Official Records of said County, said common boundary line being described therein as a straight line joining a point on the southwesterly prolongation of the northwesterly line of Lot D, Del Rey Beach as per map recorded in Book 6, Page 186 of Maps, Records of Los Angeles County, distant on said northwesterly line of Lot D and the prolongation thereof 96.57 feet southwesterly from the northeasterly corner of said Lot D, with a point on the southwesterly prolongation of the southeasterly line of said Lot D, distant on said southwesterly line of Lot D and the prolongation thereof 103.23 feet southwesterly from the southeasterly corner of said Lot D.

Also,

Lot P, Block P, Lot Q, Block Q, and Lot RR, Block R, Ocean Strand Tract, as per map recorded in Book 5, Page 147 of Maps, Records of Los Angeles County, and those portions of public streets shown as Tide Avenue, 40 feet wide and as Salt Air Avenue, 40 feet wide, on said map, lying southwesterly of the northwesterly and southeasterly prolongation of the northeasterly line of said Lot Q.

City Parcel 2

All that portion of that certain strip of land shown as Marine Avenue on map of Playa Del Rey Townsite, recorded in Book 2, Pages 65 and 66 of Maps, Records of Los Angeles County, extending from the southwesterly prolongation of the northwesterly line of Lot A, Block 56, said Playa Del Rey Townsite to the southwesterly prolongation of the northwesterly line of Moscow Street (60 feet wide) as shown on map of said Playa Del Rey Townsite; subject to easements of record for public street purposes; Also,

All that portion of that certain strip of land shown as "Boulevard" on map of M. L. Wicks Addition to the Town of Port Ballona as per map recorded in Book 23, Page 33, Miscellaneous Records of Los Angeles County; lying southwesterly of the northeasterly line of the 60-foot strip of land described in Clause 1 in deed to the Los Angeles Pacific Company (now Pacific Electric Railway Company) recorded in Book 3805, Page 107, of Deeds, Records of said County, and extending from the southwesterly prolongation of the northwesterly line of Moscow Street (60 feet wide) as shown on map of said Playa Del Rey Townsite to the northerly line of Section 3, Township 3 South, Range 15 West, San Bernardino Base and Meridian; subject to easements of record for public street purposes.

Also,

All natural and artificial accretions adjacent to the lands above described in Parcels 1, 3, 4 and 5, together with all natural and artificial accretions adjacent to Parcel 2 hereinabove described for playground, recreational and beach park purposes.

Approved, as to description
Date: MAR 31 1947
Lloyd Alorich, City Engineer
By
Deputy

holand
red ink
same as
before agreement
with City of 1947
and City of 1947

2. The term of this lease shall be for the period of fifty (50) years commencing on the tenth day of November, 19 48, and ending on the ninth day of November 19 98.

3. During the term of this agreement the City shall pay, or cause to be paid all costs for park, playground and recreational purposes for the developing, improving, maintaining, operating, controlling and using of said beach lands hereby leased and demised to the City and the State shall not, during the term hereof, be liable for any of said costs for said purposes.

4. City shall have the right to manage, improve, develop, maintain, operate, and control any and all of the said lands hereby leased and demised to said City, and said City shall be the judge of the necessity for, and may place or cause to be placed therein or thereon, any structures, improvements, buildings, additions or alterations, to present or future structures as said City may deem desirable to develop the said lands for the use, enjoyment and protection of the general public, provided however that such use and development of said lands shall conform to standards prescribed by any and all State laws applicable to State Beach Parks.

5. During the term hereof the City is hereby authorized to grant such concessions as are consistent with the purposes of this agreement to the end that greater use and enjoyment of the said lands may be provided all citizens of the State of California and all other persons entitled to use and enjoy said lands for the purposes set out in this agreement; and upon the granting of any such concessions the rights of the public shall thereupon become subject to such concession agreements, and to such rules and regulations as may be promulgated by the City relative thereto, provided however any such concession shall be granted and/or administered in accordance with standards prescribed by State Laws applicable to State Beach Parks.

6. Said City may make such charges, fees or collections relative to any concessions granted or special services or accommodations provided for the public as said City may deem fit and proper, and any collections, fees, charges or profits from any operation relative to said lands shall inure to said City and be deposited in the City Treasury, for use by the City for only recreation and park purposes.

7. Any fixtures, structures, buildings, or additions thereto, placed by the City in or upon any of the lands hereby leased and demised to the City after the effective date of this lease shall remain the property of said City, and the City may remove the same at any time during the term hereof or, at the City's option, may remove any or all of the same within a reasonable time after termination of this agreement or any extension or renewal hereof, provided however, that State, at its option, may require City to leave any or all such improvements and/or structures in place upon written notice to City by State of its election to exercise such option not less than one (1) year prior to termination of this agreement as provided herein and provided further that should State so elect, State shall reimburse City the fair market value of any such improvements and/or structures retained by State; said value to be determined by appraisers mutually agreed upon.

8. Notwithstanding anything herein contained to the contrary, this agreement may be terminated, extended or renewed,

renewed, or the provisions of this agreement may be altered, changed or amended, by mutual consent of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in quadruplicate this 10th day of January, 1949.

ATTEST:

J. H. Covington
Executive Secretary

APPROVED:

Hermon G. Johnson
Director of Natural Resources

100	BUDGET	VALUE	DISCRETE
DEPARTMENT OF FINANCE			
APPROVED			
FEB 18 1949			
JAMES S. DEAN, Director			
<u>James S. Dean</u> Administrative Advisor			

STATE PARK COMMISSION of the
State of California

APPROVED:

By J. D. Knowland
Chairman

~~Director of Finance of the
State of California~~

ATTEST:

Walter J. Glavin
City Clerk

City of Los Angeles

CITY OF LOS ANGELES, a
municipal corporation

By John L. Bowron
Mayor

PREPARED BY	DATE
<u>James W. Nease</u>	1/16/49
CHECKED	1/16/49
APPROVED	
RELEASED	1/16/49

- 7 -

Approved as to Form

AUG 23 1948

RAY L. CHESEBRO
City Attorney

By Charles F. Reiche
Assistant City Attorney
CHARLES F. REICHE

APPROVED FOR EXECUTION

JAN 6 1949

RAY L. CHESEBRO, City Attorney

By Charles F. Reiche
Assistant City Attorney

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO)

On this 10th day of February, 1949, before me a Notary Public in and for the County of Sacramento, State of California, residing therein, duly commissioned and sworn, personally appeared J. H. COVINGTON, known to me to be the Executive Secretary of the State Park Commission of the State of California, the body politic and sovereign that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said State of California and acknowledged to me that said State of California executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year in this certificate first above written.

(SEAL)

/s/ Estelle Baxter
Notary Public in and for the County
of Sacramento, State of California

FFB 17



MAP 11

VENICE BEACH

R/W 4989-1374

SUPPLEMENTAL LEASE BETWEEN STATE OF CALIFORNIA
AND CITY OF LOS ANGELES COVERING BEACH LANDS
SOUTH OF SANTA MONICA CITY

THIS LEASE AGREEMENT, made and entered into as of the third (3rd) day of August, 1949, by and between the State of California, hereinafter designated as "State", and the City of Los Angeles, hereinafter designated as "City",

W I T N E S S E T H :

THAT, WHEREAS State and City entered into that certain agreement dated the twelfth (12th) day of December, 1947, pursuant to Ordinance No. 92503, as amended by Ordinance No. 92,585, of said City; and

WHEREAS State and City entered into that certain lease agreement dated the tenth (10th) day of November, 1948, covering those certain parcels of real property described in paragraph numbered one (1) of said agreement, dated December 12, 1947, for a period of fifty (50) years commencing on the tenth (10th) day of November, 1948, and ending on the ninth (9th) day of November, 1998; and

WHEREAS State did, on the third (3rd) day of August, 1949, acquire that certain property captioned "County Master Plan - Parcel 29" in paragraph 2-A of said agreement dated December 12, 1947, more particularly described hereinafter in paragraph numbered one (1) hereof; and

WHEREAS State did, on the ninth (9th) day of April, 1951, acquire that certain property captioned "County Master Plan - Parcel 26B" in paragraph 2-A of said agreement dated December 12, 1947, more particularly described hereinafter in paragraph numbered one (1) hereof;

NOW, THEREFORE, it is mutually understood and agreed between the parties hereto as follows:

1. State, as Lessor, does hereby let, lease and demise unto City, as Lessee, all those certain parcels of real property described as follows, to wit:

All that real property located in the City of Los Angeles, County of Los Angeles, State of California described as follows:

County Master Plan - Parcel 29

That portion of the 60-foot strip of land described in Clause 1 in deed to the Los Angeles Pacific Company (now Pacific Electric Railway Company) recorded in Book 3805, Page 107 of Deeds, records of Los Angeles County, extending from the northerly line of Section 3, Township 3 South, Range 15 West, San Bernardino Base and Meridian, to the third course of that certain parcel of land described in deed to the City of Los Angeles recorded in Book 8175, Page 209, Official Records of said County;

Also,

That portion of the 60-foot strip of land described in deed to the Los Angeles Hermosa Beach and Redondo Railway Company (now Pacific Electric Railway Company), recorded in Book 1517, Page 310 of Deeds, Records of Los Angeles County, in Section 3, Township 3 South, Range 15 West, San Bernardino Base and Meridian, lying southwesterly of the southwesterly line of the 60-foot strip of land described in Clause 1 in deed to the Los Angeles Pacific Company (now Pacific Electric Railway Company) recorded in Book 3805, Page 107 of Deeds, records of Los Angeles County and extending from the northerly line of Section 3, Township 3 South, Range 15 West, San Bernardino Base and Meridian, to the third course of that certain parcel of land described in deed to the City of Los Angeles recorded in Book 8175, Page 209, Official Records of said County;

Also,

That portion of Section 3, Township 3 South, Range 15 West, San Bernardino Base and Meridian, in the Rancho Sausal Redondo as per map recorded in Book 1, Pages 507 and 508 of Patents, Records of Los Angeles County, lying southwesterly of the southwesterly line of the 60-foot strip of land described in deed to the Los Angeles Hermosa Beach and Redondo Railway Company (now Pacific Electric Railway Company) recorded in Book 1517, Page 310 of Deeds, records of said County, and extending from the northerly line of Section 3, Township 3 South, Range 15 West, San Bernardino Base and Meridian, to the third course of that certain parcel of land described in deed to the City of Los Angeles recorded in Book 8175, Page 209, Official Records of said County;

Also,

Answered, as to description
Date DECEMBER 19, 1950
Lloyd Adick, City Engineer
By R. B. HALSTED
Deputy City Engineer

That portion of that certain strip of land (60' in width) described in Clause 1 in deed to Los Angeles Pacific Company (now Pacific Electric Railway Company), recorded in Book 3805, Page 107, of Deeds, Records of Los Angeles County, extending from a line that is normal to the curved westerly line of that portion of said strip of land (60' wide) located westerly of and adjacent to the intersection of Waterview Street and Vista Del Mar and that passes thru the southerly terminus of said curved westerly line, to the southwesterly prolongation of the northwesterly line of Moscow Street (60' wide) as shown on map of Playa del Rey Townsite, recorded in Book 2, Pages 65 and 66 of Maps, Records of Los Angeles County;

Also,

That certain strip of land in the City of Los Angeles, County of Los Angeles, State of California, lying between the southwesterly line of the strip of land (60' wide) described in deed to Los Angeles, Hermosa Beach and Redondo Railway Company (now Pacific Electric Railway Company) recorded in Book 1617, Page 310 of Deeds, Records of said County, and the southwesterly line of the strip of land (60' in width) described in deed to the Los Angeles Pacific Company (now Pacific Electric Railway Company) recorded in Book 3805, Page 107 of Deeds, Records of said County, and extending from the southeasterly line of Lot A, Block 56, Playa Del Rey Townsite, as per map recorded in Book 2, Pages 65 and 66 of Maps, Records of said County, to the southwesterly prolongation of the northwesterly line of Moscow Street (60' wide) as shown on map of said Playa del Rey Townsite.

EXCLUDING THEREFROM any portions which may be included within the lines of any public street;

County Master Plan - Parcel 26B

All those portions of Lots A, B, and C, Tract No. 898, as per map recorded in Book 16, Page 128 of Maps, Records of Los Angeles County, of Lot NN, Venice of America, as per map recorded in Book 6, Pages 126 and 127 of Maps, Records of said County, and of certain parcels of land described in paragraph IV of judgment had in quiet title action in Case No. 140756 of the Superior Court of the State of California, in and for the County of Los Angeles, a copy of said judgment is recorded in Book 5690, Page 359, Official Records of said County, said lands being more particularly described as a whole within said judgment as follows:

Commencing at a point located 209 feet westerly from the most southerly corner of Lot 5, Block 5 of Country Club Tract as per map of said Tract recorded in Book 3, Page 76 of Maps, Records of Los Angeles County, upon the northerly line produced westerly of Horizon Avenue; thence southerly along the line of ordinary high water mark of the Pacific Ocean to a point in the northerly line of Zephyr Avenue produced westerly and distant 232 feet

from the most southerly corner of Lot 5, Block A of Venice of America as per map of said Tract recorded in Book 6, Pages 126 and 127 of Maps, Records of said County; thence continuing southerly along said ordinary high water mark of Pacific Ocean to a point in the northerly line in Windward Avenue produced westerly and distant 225 feet from the most southerly corner of Lot 2, Block 1 of said Venice of America; thence continuing along said high water mark southerly to a point on the northerly line of Lorelei Avenue produced and distant 168 feet westerly from the most southerly corner of Lot 4, Block 2 of said Venice of America; thence easterly along said northerly line of Lorelei Avenue produced a distance of 148 feet to a point, said point being on a line parallel to and 10 feet westerly of the easterly line and its southerly prolongation of Lot A, B, and C, Tract No. 898, as per map recorded in Book 18, Page 128 of Maps, Records of said County; thence northerly along said parallel line a distance of 77 feet to a point; thence leaving said parallel line northerly a distance of 12.19 feet to a point in the easterly line of said Lot C of said Tract 898; thence northerly along the easterly line of said Lots A, B, and C, Tract 898 and the prolongations thereof to a point in the northerly line of said Horizon Avenue produced westerly; thence westerly along said northerly line of Horizon Avenue produced westerly to the place of beginning

The above mentioned streets are as shown on said map of Venice of America.

2. The term of this lease shall be for the period beginning on the third (3rd) day of August, 1949, and ending on the ninth (9th) day of November, 1998.

3. During the term of this agreement the City shall pay, or cause to be paid, all costs for park, playground and recreational purposes for the developing, improving, maintaining, operating, controlling and using of said beach lands hereby leased and demised to the City, and the State shall not, during the term hereof, be liable for any of said costs for said purposes.

4. City shall have the right to manage, improve, develop, maintain, operate, and control any and all of the said lands hereby leased and demised to said City, and said City shall be the judge of the necessity for, and may place or cause to be placed therein or thereon,

any structures, improvements, buildings, additions or alterations, to present or future structures as said City may deem desirable to develop the said lands for the use, enjoyment and protection of the general public, provided however that such use and development of said lands shall conform to standards prescribed by any and all State laws applicable to State Beach Parks.

5. During the term hereof the City is hereby authorized to grant such concessions as are consistent with the purposes of this agreement to the end that greater use and enjoyment of said lands may be provided all citizens of the State of California and all other persons entitled to use and enjoy said lands for the purposes set out in this agreement; and upon the granting of any such concessions the rights of the public shall thereupon become subject to such concession agreements, and to such rules and regulations as may be promulgated by the City relative thereto, provided, however, any such concession shall be granted and administered in accordance with standards prescribed by State Laws applicable to State Beach Parks.

6. Said City may make such charges, fees or collections relative to any concessions granted or special services or accommodations provided for the public as said City may deem fit and proper, and any collections, fees, charges or profits from any operation relative to said lands shall inure to said City and be deposited in the City Treasury, for use by the City for only recreation and park purposes.

7. Any fixtures, structures, buildings, or additions thereto, placed by the City in or upon any of the lands hereby leased and demised to the City after the effective date of this lease shall remain the property of said City, and the City may remove the same at any time during the term hereof, or, at the City's option, may remove any or all of the same within a reasonable time after termination of this agreement or any extension or renewal hereof, provided, however, that State, at its option, may require City to leave any or all such improvements and structures in place upon written notice to City by State of its election to exercise such option not less than one (1) year prior to termination of this agreement as provided herein, and provided further that should State so elect, State shall reimburse City the fair market value of any such improvements and structures retained by State; said value to be

determined by appraisers mutually agreed upon.

8. This lease agreement is supplementary to, and in furtherance of, the agreements between the City of Los Angeles and the State hereinabove referred to.

9. Notwithstanding anything herein contained to the contrary, this agreement may be terminated, extended or renewed, or the provisions of this agreement may be altered, changed or amended, by mutual consent of the parties hereto.

10. Each and all of the terms and provisions hereof shall inure to the benefit of and also bind the successors of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this lease agreement in quadruplicate as of the day and year first hereinabove written.

APPROVED:

Monroe
By John Monroe
Director of Natural Resources
Agent, Director-Comptroller

STATE PARK COMMISSION of the
State of California

By J. M. Simland
Chairman

APPROVED:

JAMES S. DEAN
Director of Finance of the
State of California
James S. Dean
By James S. Dean
Administrator, Administration Advisor

ATTEST:

J. H. Compton
By J. H. Compton
Executive Secretary

CITY OF LOS ANGELES, a
municipal corporation,
Board of Recreation and
Park Commissioners

ATTEST:

Wardlow
By Wardlow
City Clerk
City of Los Angeles

By Wardlow
President

Arthur L. Morley
By Arthur L. Morley
Secretary

CITY OF LOS ANGELES, a
municipal corporation

Wardlow
By Wardlow
Mayor

DEPARTMENT OF FINANCE
APPROVED

MAY 21, 1952

STATE OF CALIFORNIA,

COUNTY OF LOS ANGELES

ss.

ON THIS 30th day of April in the year of our Lord nineteen hundred and
forty-two, before me, a Notary Public in and for the said County of Los Angeles,
State of California, residing therein, duly commissioned and sworn, personally appeared
Fletcher Beeson, known to me to be the Mayor,
and Walter C. Peterson, known to me to be the City Clerk of the
City of Los Angeles, the Corporation that executed the within instrument, and acknowledged to me that
such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year
in this certificate first above written.

Floyd M. Bishnell
Notary Public in and for Los Angeles County, State of California.

STATE OF CALIFORNIA,

COUNTY OF Los Angeles

ss.

ON THIS 30th day of April A. D. 1952, before me,
FLOYD M. BISHNELL, a Notary Public in and for the said County and
State, personally appeared Mrs. William J. Wilson, known to me to be the
President, and Arthur L. Woolsey, known to me to be the
Secretary of the Board of Recreation and Park Commissioners of the City of Los Angeles,
the Corporation that executed the within instrument, known to me to be the persons who executed the
within instrument, on behalf of the Corporation herein named, and acknowledged to me that such
Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year
in this certificate first above written.

Floyd M. Bishnell

STATE OF CALIFORNIA,

COUNTY OF ALAMEDA

ss.

On this 12th day of May, 1952, before me a Notary Public in
and for the County of Alameda, State of California, residing therein, duly
commissioned and sworn, personally appeared J. A. KNOWLAND, known to me to
be the Chairman of the State Park Commission of the State of California,
the body politic and sovereign that executed the within instrument, known
to me to be the person who executed the within instrument on behalf of said
State of California and acknowledged to me that said State of California
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal on the day and year in this certificate first above written.

Floyd M. Bishnell
Notary Public in and for the County
of Alameda, State of California

AMENDMENT NO. 1 TO
JOINT POWERS AGREEMENT
NO. 25273

1. Date: The date of this amendment to the Agreement shall be the date of its approval by the Board of Supervisors of the County.

2. Parties: The parties to this amendment to the Agreement are the County and the City.

3. Recitals: This amendment is intended to amend the Joint Powers Agreement Between the City of Los Angeles and the County of Los Angeles Providing For Lifeguard and Maintenance Services To Be Rendered By The County on Beaches Located Within the City, dated May 20, 1975, (the "Agreement"), pursuant to which the County furnishes and provides all necessary lifeguard and beach maintenance at all beach areas bordering on the Pacific Ocean which are owned or leased by the City and situated within the limits of the City of Los Angeles (the "Beaches"), so that the following specific changes which the parties wish to make to the Agreement may be integrated in the terms of the Agreement by this amendment.

(1) The release of the County from all obligations assumed under the Agreement for Ocean Front Walk.

(2) The release of the County from all obligations assumed under the Agreement for the Turf Area of Venice Beach.

(3) A relinquishment by the County to the City of the concession rights granted to the County by the City in the Agreement on those areas of the Beaches from which the County is

the Beaches caused by the negligence of the agents, servants and employees of the County in the performance of the lifeguard, Custodial Maintenance and parking obligations that have been assumed by the County under the Agreement, and a dangerous condition of an Improved Condition of the Beaches created by an act or omission in the performance of the Custodial Maintenance obligation, including the negligence of the agents, servants and employees of the City with respect to the protection, correction or warning of the dangerous condition; (b) the City will assume all third party liability on the Beaches caused by the negligence of the agents, servants and employees of the City, a dangerous condition created by either a condition of the piers and groins and the portion of the South Bay Bicycle Trail on Will Rogers State Beach or a Natural Condition or Hybrid Natural and Artificial Condition of the Beaches, the accretions to the Beaches, the offshore waters and the submerged land, including the negligence of the agents, servants and employees of the County with respect to the protection, correction or warning of the dangerous condition; and (c) each party will assume a proportionate share of the third party liability on the Beaches caused by a dangerous condition arising out of an Improved Condition of the Beaches other than the previously described conditions for which each party has assumed the entire liability for a dangerous condition.

(9) The establishment of new addresses for the parties to which notices under the Agreement are to be mailed.

2. The Turf Area of Venice Beach: The City releases the County from all obligations assumed by the County under the Agreement for the portion of Venice Beach described in Attachment A of the Agreement as the "City Owned Property lying southwesterly of Ocean Front Walk" and the "State Owned Property Leased by the City of Los Angeles" that is bounded northeasterly by the southwesterly line of Ocean Front Walk, as presently established, northwesterly by the southwesterly prolongation of the center line of Barnard Way, 52 feet wide, southwesterly by the northeasterly line of the South Bay Bicycle Trail, as presently established, and southeasterly by the southwesterly prolongation of the northwesterly line of Washington Street, as presently established. The described area of Venice Beach from which the County is being released from its obligations under the Agreement is more commonly known by the parties as the "Turf Area of Venice Beach".

3. Concessions: The County relinquishes to the City the right conferred upon the County by the City in the Agreement to award new concession service contracts on Ocean Front Walk, including those segments that have not been paved, and the Turf Area of Venice Beach.

4. Future Modification of the Leases and Permits Assigned By The City To The County: Paragraph II.E. of the Agreement is modified by the addition of the following sentence. "Any such modification shall be subject to review and approval by the County's managing officer of the Beaches prior to the City

5. Venice Beach and Cabrillo Fishing Pier Contracts:

Subject to the written approval of the Department of Fish and Game of the State of California (the "Department"), the Cooperative Agreement By and Between The Department and the City For The Operation and Maintenance of the Los Angeles Public Fishing Pier, dated June 1, 1963, as amended by the Department and the City on June 1, 1983, and the Cooperative Agreement By and Between the Department and the City for the operation and maintenance of the San Pedro Fishing Pier, dated July 25, 1968, (the "Venice Beach and Cabrillo Fishing Pier Contracts"), that were assigned to the County by the City in the Agreement, are assigned by the County to the City. The City accepts the assignments and agrees to assume and perform all of the terms, promises, conditions and other provisions of the Venice Beach and Cabrillo Fishing Pier Contracts to be performed by the City. In accepting this assignment the City acknowledges that it has not relied upon any representations by the County with respect to the revenue it may acquire or the costs it may incur in operating and maintaining the fishing piers over the remaining terms of the Venice Beach and Cabrillo Fishing Pier Contracts, and that to the extent it is informed on these matters, such knowledge has been acquired by the City based upon its own inspection and investigation of the fishing piers and not any representations made by the County. Furthermore, the City acknowledges it is aware that the Venice Beach fishing pier is currently closed, and that the City may have to incur some extraordinary costs before

furniture and furnishings being used to predominantly service the Beaches, where the title to such items is held by a contractor or concessionaire of the County or some other third person with whom the County contractor or concessionaire is in privity of contract under a contract of sale for the item that is being used."

7. Capital Improvements: Paragraph XV.C. of the Agreement is modified by the addition of the following sentence. "Any works of public improvement constructed by the City on the Beaches during the term of the Agreement shall be subject to the Agreement and to the extent that any such improvements are intended to be managed for the production of income, the County shall have the sole right to manage those improvements and receive the income from their operation. In managing any such new improvements the County shall maintain and repair any such new improvements, and the County's managing officer of the Beaches may, in his sole discretion, and without prior approval by the City, provide for the operation of the improvements by either employees or independent contractors."

8. Indemnification: Section XVI of the Agreement is deleted in its entirety and replaced with the following paragraphs.

"XVI. In contemplation of the provisions of section 895.2 of the California Government Code imposing joint and several tort liability upon public entities solely by reason of such entities being parties to an agreement as defined in section 895 of the California Government Code, the parties pursuant to the authori-

nify and hold the City harmless from liability for the dangerous condition, including the alleged act or omission of the City, its agents, officers and employees, to protect against, repair, remedy, or correct the dangerous condition, to provide safeguards against the dangerous condition, or warn of the dangerous condition. The term "Custodial Maintenance" is defined to mean work that can be completed within a period of eight consecutive hours or less by the work forces that the County customarily assigns to the job to be performed, such as by way of illustration and not limitation, cleaning and washing public restrooms, removing debris from the sand, trash collection, sweeping the bicycle path, filling potholes, changing light bulbs, repairing faucets and showers, and patching cracks. The foregoing notwithstanding, Custodial Maintenance shall not be construed to include a repair that can be completed within a period of eight consecutive hours or less, where it is reasonable to include the repair in a larger job of repair, rehabilitation, renovation or replacement because of the state of disrepair or deterioration of the building or structure on which the repair is to be made, and the determination to include the repair in such a longer job has been made before the accrual of the cause of action of the third party tort claimant for injury or damage caused by the dangerous condition by the County's managing officer of the Beaches in a written document that this officer has caused to be prepared for the purpose of either seeking funds or appropriating funds for expenditure on the larger job, such as by way of illustration and not

and the portion of the South Bay Bicycle Trail that is located on Will Rogers State Beach, or a Natural Condition or Hybrid Natural and Artificial Condition of the upland, the accretions to the upland, the tide and submerged land and the ocean, including the alleged act or omission of the County, its agents, officers and employees, to protect against, repair, remedy, or correct the dangerous condition, to provide safeguards against the dangerous condition, or warn of the dangerous condition.

"B. The City agrees to defend, indemnify, and hold the County harmless from and against any and all liability and expense, including defense costs and legal fees, arising out of the negligent or wrongful act or omission of the City, its agents, officers, and employees to the extent that such liability is imposed upon the County by the provisions of section 895.2 of the California Government Code, including, but not limited to, personal injury, bodily injury, death, and property damage caused by the negligent or wrongful act or omission of the City, its agents, officers and employees. In addition, when liability arises pursuant to Chapter 2, Part 2, Division 3.6 of Title 1, commencing with Section 830 of the California Government Code, by reason of a dangerous condition of the Beaches that is created by either a condition of the piers and groins that extend from the Beaches into the ocean and the portion of the South Bay Bicycle Trail that is located on Will Rogers State Beach, or a Natural Condition or Hybrid Natural and Artificial Condition of the upland, the accretions to the upland, the tide and submerged land

Government Code, and the costs of the judgment, settlement and defense from such liability, inclusive of the costs of attorneys, witnesses, experts, investigation, discovery, trial and appeal, for a dangerous condition that is created by Other Types of Conditions of an Improved Condition of the Beaches shall be equally shared between the parties. The term "Improved Condition of the Beaches" is defined to mean a physical change to the Beaches that is brought about by some work of improvement having been made other than a pier, groin or the portion of the South Bay Bicycle Trail that is located on Will Rogers State Beach, such as by way of illustration and not limitation, a building, stairway, ramp, walkway, trail, path, drain, landscaping, tower, berm, dyke, pipe, pole, sign, fire pit, grill, fence, parking lot and sand that has been raked and cleaned or replenished by artificial means. The term "Other Types of Conditions" is defined to mean a condition of an Improved Condition of the Beaches, that is created by an act or omission, other than Custodial Maintenance, such as by way of illustration and not limitation, an act or omission in the plan, design, maintenance, repair, rehabilitation, barrier, sign, signal, marking and lighting of an Improved Condition of the Beaches. The parties shall keep each other informed on claims and lawsuits that are served on their respective governing board and council by third party tort claimants who are seeking compensation for injury and damage caused by a dangerous condition created by other Types of Conditions of an Improved Condition of the Beaches. The county counsel and the city attorney shall provide joint

that the city attorney shall assist the county counsel in producing such witnesses and documents under the control of the City that may be required in the defense of the case, shall not unreasonably withhold his right of approval over private attorneys and expert witnesses selected by the county counsel, and shall approve all correct invoices submitted by the county counsel for reimbursement by the City of the City's proportionate share of the costs of defense that have been paid by the County. Any claim and lawsuit that arises from a dangerous condition that is created by Other Types of Conditions of an Improved Condition of the Beaches shall require the joint approval of the County and the City before an agreement for the release of the claim and a dismissal of the lawsuit can be made and entered with the third party tort claimant. In the case of settlements and final judgments each party shall pay its proportionate share of the total amount directly to the third party tort claimant.

"D. Except as provided in paragraph XVI.G., any dispute between the parties over their respective obligations for indemnification that cannot be resolved by mutual agreement of the parties shall be submitted for determination by final judgment of a court of competent jurisdiction. However, the foregoing notwithstanding, it is agreed that until a final judicial determination has been made, the respective obligations for indemnity shall be performed in accordance with the provisions of paragraph XVI.C. with respect to liability for a dangerous condition of the Beaches that is created by Other Types of Conditions of an

the approval of their respective governing bodies. In the absence of such an agreement within ninety (90) days after a determination of the liability by a final judgment of a court of competent jurisdiction or a settlement by the parties with the third party tort claimant, the determination shall be made by non-binding arbitration pursuant to the procedures set forth in chapter one through three, inclusive, of the California Arbitration Act, as contained in Title 9 of Part III of the California Code of Civil Procedure, commencing with Section 1280, or any amendments or reenactments of these provisions of the Act by the Legislature over the term of this contract. The parties acknowledge and agree that this agreement to arbitrate their disagreement on the proportion of the concurrent indemnification in the manner specified constitutes an enforceable agreement to submit the controversy to arbitration under the enforcement provisions of the California Arbitration Act, as the law now exists or may be subsequently amended or reenacted. In resolving a dispute under this paragraph, the arbitrator shall be provided with paragraphs XVI.A., XVI.B., and XVI.C. of this contract, and shall be jointly instructed by both parties to include in the final report of the decision, detailed factual findings of causation of the third party tort liability with an explanation as to how the proportionate shares of causation were determined, and the allocation of liability within the parameters of paragraphs XVI.A., XVI.B., and XVI.C. The arbitrator's decision shall be non-binding, as the parties reserve the right to reject the decision and bring an

in this case would be shared, with the COUNTY paying \$10,000 (20% of \$50,000), and the City paying \$40,000 (80% of \$50,000). In the event either party is dissatisfied with the arbitrator's decision, a judicial determination of the proration of the concurrent indemnification in a court of competent jurisdiction in accordance with the basis that is set forth in this paragraph for making the determination may be sought by either party in a trial de novo on the issue of the comparative degree of causation that the various categories of negligence and dangerous condition for which indemnification is provided in paragraphs XVI.A., XVI.B. and XVI.C. was a contributing factor to the proximate cause of injury or damage to the third party tort claimant. Each party also shall pay a share of all third party defense costs, and arbitration costs, as well as the costs incurred in seeking a post-arbitral trial de novo in a court of competent jurisdiction, based on the proration that is made. It is further agreed that the control over the claims and lawsuits that are subject to the combined indemnity described in this paragraph shall be handled in accordance with the provisions of paragraph XVI.C., except to the extent that the provisions of this paragraph provide for a different percentage allocation of the costs of the judgment, settlement and defense of the third party tort claimant's claim and lawsuit. However, until this percentage allocation of the costs is determined in the manner provided by this paragraph, the costs shall be equally shared by the parties. When the determination is made, there shall be a reconciliation of the amounts

County:

Board of Supervisors
500 W. Temple Street
Los Angeles, California 90012

Department of Beaches and Harbors
County of Los Angeles
13837 Fiji Way
Marina del Rey, California 90292

City:

Mayor
City of Los Angeles
200 N. Spring Street
Los Angeles, California 90012

City Council
200 N. Spring Street
Los Angeles, California 90012

City Administrative Officer
City of Los Angeles
200 N. Main Street
Los Angeles, California 90012

General Manager
Department of Recreation and Parks
City of Los Angeles
City Hall East
Los Angeles, California 90012

10. The Grant For The Renovation of The Turf Area of Venice

Beach: The Agreement is modified by the addition of the following Section to the Agreement.

"XXII. Subject to the approval of the State of California, the County assigns to the City the agreement it has entered with the State of California for the appropriation of \$334,000 in state grant funds for expenditure by the County on project number 84-R19062 for the renovation of the Turf Area of Venice Beach. The City accepts this assignment and agrees to assume and perform all of the terms, promises, conditions and other provisions of

IN WITNESS WHEREOF, the City Council of the City of Los Angeles has approved this amendment to the Agreement by resolution and authorized the Mayor of the City to execute and the City Clerk to attest this amendment, and the Board of Supervisors of the County as the governing body of County has caused this amendment to be executed by its Chairman and attested by its Executive Officer-Clerk.

CITY OF LOS ANGELES

By ORIGINAL SIGNED
Mayor

I hereby attest that the City of Los Angeles executed the above Agreement on the 19th day of July 1987.

City Clerk

By ORIGINAL SIGNED
Deputy

Approved As To Form and Legality:
James K. Hahn, City Attorney

By ORIGINAL SIGNED

This amendment to the Agreement is approved by the State of California, acting through its Department of Parks and Recreation, only to the extent it relates to Will Rogers State Beach, and Dockweiler State Beach, which includes a portion of Venice Beach.

Dated: _____

Director
California Department of Parks
and Recreation

COUNTY OF LOS ANGELES

By Michael A. Antonovich
Chairman, Board of Supervisors

I hereby attest that the County of Los Angeles executed the above Agreement on the 19th day of July 1987.

Larry J. Monteith, Executive Officer-Clerk of the Board of Supervisors

By Amie Hope
Deputy

Approved As To Form:
DeWitt W. Clinton, County Counsel

ORIGINAL SIGNED

By _____

WHEREAS, the parties desire to consolidate such lifeguard and maintenance services for increased efficiency and continuity of all such services.

NOW THEREFORE, in consideration of the mutual promises, covenants and conditions hereinafter contained, the parties agree as follows:

I. On the effective date of this Agreement, and continuing through the term hereof, County shall furnish and provide all necessary lifeguard and beach maintenance services at all beach areas bordering on the Pacific Ocean which are owned or leased by City and situated within the limits of the City of Los Angeles. The effective date of this Agreement will be the first day of the month following the execution hereof by both parties and said effective date shall be the operative date of and for the various assignments, transfers, rights and obligations herein provided. Such services shall be equivalent to those furnished at other beaches under the jurisdiction of County. The beach areas at which County shall furnish and provide such services are legally described in Attachment A, attached hereto and incorporated herein by this reference as though fully set forth. The purpose hereof is not to sell, lease, hypothecate or otherwise to dispose of any interest which City may have in any beach area, unless specifically provided for herein below, but only to provide for County's performance of lifeguard, beach maintenance, parking and concession services.

II. A. City hereby assigns to County and County accepts, subject to all applicable lease terms and conditions, City's right to provide lifeguard and maintenance services, to administer and award concessions, and to operate parking facilities on those beach areas

D. Subject to the written approval of the California Department of Fish and Game, City hereby assigns to County the Cooperative Agreements between City and the Department of Fish and Game for the operation and maintenance of Cabrillo Beach fishing pier, entered into July 25, 1968, and terminating July 24, 1993, and Venice Beach fishing pier, entered into on June 1, 1963 and terminating May 31, 1983.

E. City shall apply to the appropriate governmental agencies and use its best efforts to effect a renewal, extension or renegotiation of each lease and revokable permit hereby assigned to County prior to the expiration date of each.

III. County shall employ all City employees presently engaged as beach lifeguards and also those beach maintenance, parking and clerical personnel who have elected to transfer to County subject to the conditions set forth herein, and who are listed in Attachment B, attached to this Agreement and incorporated herein as though set forth in full, in the County classification and at the starting salary, which is designated for each person in said Attachment B, provided that each such person complies with all of the following conditions for such employment.

A. At the time each person becomes a County employee, such person shall have been a City employee for at least six months.

B. Each person shall undergo and pass a medical examination given by or under the direction of County, from which it shall be determined that such person is medically fit to perform the duties of County position for which such person is designated in Attachment B. County shall notify

for any unused vacation which the employee elects to transfer and which was (1) earned in the prior vacation anniversary year and would normally be taken in the current vacation anniversary year plus (2) that vacation earned in the current vacation anniversary year which would not be taken until the succeeding anniversary year.

B. City shall pay to County within 90 days of the effective date of this Agreement the dollar equivalent of all employee vacation rights assumed by County hereunder. The dollar equivalent of transferred employees' vacation rights assumed by County hereunder shall be computed upon the basis of each employee's salary in effect on the date immediately prior to the effective date of this Agreement.

C. Each transferred permanent employee shall be credited by County with any unused accumulated and current full-pay sick leave which such person was credited by City on the date prior to the effective date of this Agreement.

D. City shall pay to County the dollar equivalent of the full-pay sick leave assumed by County for all transferred employees computed in accordance with the following provisions: each employee's accumulated sick leave as of December 31, 1974, if any, which is unused on the date prior to the effective date of this Agreement; plus eight hours of current unused sick leave credited to each employee per calendar month from January, 1975, through the date prior to the effective date of this Agreement; provided, however, that any sick time used in 1975 will be subtracted from that eight hours per calendar month from January, 1975.

E. The dollar equivalent payable by City to County shall be computed with respect to each transferred employee, where applicable, upon the basis of each

that County step rate which is next above the actual salary received by the employee on the date prior to the effective date of this Agreement.

3. If the employee's salary step rate with City is a salary which is lower than the salary for the first step rate of the County range, such employee's salary shall be increased so as to be placed on the County's first step rate.

B. If the salary range of the position held by an employee with City is the same as the salary range of the County position to which such employee will be appointed, such employee shall be placed at the same salary in the County salary range as that held with City.

C. If the salary range of the position held by an employee with City is higher than the salary range for the County position to which such employee is transferring, such employee's salary shall be established by County at whichever of the following salary step rates is applicable.

1. If an employee's salary step rate with City is the same as one of the step rates within the County range, such employee shall be placed at that County step rate.

2. If an employee's salary step rate with City is a salary which is between two salary step rates within the County's salary range, such employee shall be placed at that County step rate which is next above the salary received by such employee on the effective date of this Agreement.

3. If an employee's salary with City is above the fifth step rate of the County range, such employee's salary shall be decreased to equal the County's fifth step rate.

VI. The following provisions shall be observed by County in transferring Los Angeles City Seasonal Beach Lifeguards, seasonal Park Services Attendants and seasonal Assistant Park Services Attendants to County.

A. City seasonal employees with 1,000 or more hours of City service on the date of transfer shall be employed by County. Should any City seasonal employee with less than 1,000 hours of City employment subsequently be employed by County, such time worked in the City service shall not be used for any benefit(s).

B. Commencing on the date of transfer, County shall assume the obligation for sick time and vacation time earned by those transferring City seasonal employees who qualify in accordance with the provisions of the Salary Ordinance of the County of Los Angeles relating to recurrent employees.

C. County shall not assume any benefit or City obligation to transferring City seasonal employees accrued by these employees prior to the date of transfer.

D. The following provisions shall be observed by County in establishing salary step rates of City seasonal employees transferring to County.

1. Those City Seasonal Beach Lifeguards shall be placed on the lowest step of the salary range for County Beach Lifeguard I, Recurrent, Salary Schedule 28B, which does not result in a decrease in salary.

2. Those City seasonal Park Services Attendants transferring to County shall be placed on the top step of the salary range for County Parking Lot Attendant, Recurrent, Salary Schedule 12F NBB.

Retirement Association by the City Employees' Retirement System in order to give credit to the employees transferred from City for such length of City service to which said employees may be entitled.

C. There shall be no released liability payable to County for any transferring employee who elects to be refunded the full amount of his employee contributions to the City Employees' Retirement System and to receive no retirement credit by County for any part of his City service.

D. Pursuant to the provisions of Government Code Section 31641.6, City, within 90 days of the effective date of this Agreement, shall pay to the County Employees' Retirement Association an amount of money equal to the amount that County would have been required to deposit with the County Employees' Retirement Association based upon the City salary paid to such transferring employees had such persons been County employees for the same length of time for which retirement credit is given by County, less the amount of released liability payable to the County Employees' Retirement Association by the City Employees' Retirement System. In the event that an excess payment is made on account of the transferred employees, such excess payment shall be refunded by the County Employees' Retirement Association to City, within 120 days of the date of transfer.

VIII. City hereby transfers to County all of its right, title and interest in the following personal property which is presently used exclusively for servicing those beaches located within the limits of the City of Los Angeles:

beach parking services only. As conditions of such use, County shall abide by City's established radio operating procedures as applicable to all users of City frequencies, and County shall not add any additional transmitting units to such frequency without the prior written approval of City. On or before December 1, 1975, County shall convert all radio transmitters transferred hereunder which are presently set to broadcast on 153.80 MHz to other frequencies and no further use shall be made by County of the said City frequency.

XII. County shall acquire, maintain, repair, replace, install and construct, as necessary, all lifeguard and beach maintenance equipment, headquarters buildings and all facilities used by County to provide efficient lifeguard, maintenance and public services equivalent to those furnished at other beaches under the jurisdiction of County. County shall pay for all utility services provided at all beach areas described in Section I hereinabove.

XIII. The City hereby assigns to County all concession service contracts in which the concession operation is located within that area described in Section I hereinabove. Said concession contracts are identified in Attachment D, attached hereto and made part of this Agreement as though fully set forth. County shall abide by and adhere to all the terms and conditions of said concession service contracts and, at the expiration of each contract term, County may award new concession service contracts upon terms and conditions suitable to County. County shall operate and maintain all parking facilities located within beach areas described in Section I hereinabove, and may retain the proceeds from such parking operations. All revenue derived from concessions and parking facilities shall be used by County for beach

incorporated herein by this reference. One reproducible set of plans and specifications will be submitted to the County Chief Administrative Office at the program, preliminary and final drawing stages for approval by the County Board of Supervisors.

c. City may make capital improvements and developments on any beach located within the limits of the City, which improvement or development will be maintained by City. County shall be informed in advance of any such capital improvement or development, but County approval thereof shall not be required.

XVI. In contemplation of the provisions of Section 895.2 of the Government Code imposing certain tort liability jointly upon public entities solely by reason of such entities being parties to an Agreement as defined in Section 895 of said code, the parties hereto, as between themselves, pursuant to the authorization contained in Sections 895.2 and 895.6 of said code, will each assume the full liability imposed upon it, or any of its officers, agents, or employees, by law for injury caused by a negligent or wrongful act or omission occurring in the performance of this Agreement. To achieve the above stated purpose, each party indemnifies and holds harmless the other party for any loss, cost or expense arising out of its own acts or omissions.

XVII. Either party hereto may terminate this Agreement by giving written notice to the other party 365 days prior to the effective date of such termination, provided any such notice of termination shall not be given to the other party until one year from the effective date of this Agreement.

City Council

City of Los Angeles

200 N. Spring Street

Los Angeles, California 90012

City Administrative Officer

City of Los Angeles

200 N. Main Street

Los Angeles, California 90012

Department of Recreation and Parks

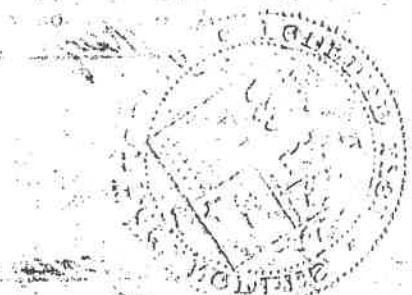
City of Los Angeles

City Hall East

Los Angeles, California 90012

XX. Notwithstanding any provisions of this Agreement to the contrary, City shall, for a period not to exceed 45 days from the effective date of this Agreement, continue to pick up trash from those 115 trash bins which are to be transferred to County under this Agreement, and are included in Attachment C, Schedule 2. It is understood that these services will be performed by City employees other than those who transfer to County under the provisions of this Agreement.

Said Agreement Is No. 44797-1
of Contracts:



ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

9

MAY 20 1975

James S. Nize
JAMES S. NIZE
EXECUTIVE OFFICER

The above instrument approved by
the Council of the City of Los
Angeles at its meeting of
MAY 12 1975

E. LAYTON, City Clerk
By *John Smith*

VENICE BEACH

State Owned Property Leased by the City of Los Angeles

Those portions of public beach and adjacent off-shore waters in the City of Los Angeles, County of Los Angeles bounded northeasterly by the southwesterly line of Ocean Front Walk, as presently established, northwesterly by the southwesterly prolongation of the center line of Barnard Way, 52 feet wide and southeasterly by the southwestorly prolongation of the northwesterly line of Navy Street, 40 feet wide.

ALSO, those portions of public beach and adjacent off-shore waters in the City of Los Angeles, County of Los Angeles bounded northeasterly by said southwesterly line of Ocean Front Walk, northwesterly by the southwesterly prolongation of the southeasterly line of Topsail Street, 40 feet wide and southeasterly by the southwestorly prolongation of the southwesterly line of Viz Marina, 40 feet wide.

Attachment 4

WILL ROGERS STATE BEACH
STATE OWNED LAND LEASED BY THE CITY

Those portions of public beach within the City of Los Angeles, County of Los Angeles and adjacent off-shore waters bounded northerly by the southerly line of Pacific Coast Highway as presently established, formerly Malibu Road, westerly by the westerly boundary of the City of Los Angeles as said boundary is shown on the map of Tract No. 28067, recorded in Book 720, pages 37 and 38 of Maps, in the office of the County Recorder of Los Angeles County, and southeasterly by that certain boundary of the City of Los Angeles established by Ordinance No. 51,367, New Series of the City of Los Angeles approved April 28, 1925 shown as southeasterly Boundary Santa Monica Canyon Annex to City of Los Angeles on the map of Tract No. 11343, recorded in Book 119, pages 39 and 40 of Maps, in the office of said County Recorder.

Attachment A

VENICE BEACH

City Owned Property lying southwesterly of Ocean Front Walk

Those portions of public beach and adjacent off-shore waters in the City of Los Angeles, County of Los Angeles bounded northeasterly by the southwesterly line of Ocean Front Walk, as presently established, northwesterly by the southwesterly prolongation of the northwesterly line of Navy Street, 40 feet wide and southeasterly by the southwesterly prolongation of the southeasterly line of Topsail Avenue, 40 feet wide.

EXCEPTING therefrom that portion included within a parcel of land known as Venice Pavilion, in the City of Los Angeles, County of Los Angeles, being a part of lot NW, Venice of America, as per map recorded in Book 6, pages 126 and 127 of Maps, in the office of the County Recorder of Los Angeles County, also being a part of lots A, B and C, Tract No. 698, as per map recorded in Book 16, page 128 of Maps, in the office of said County Recorder, also being a part of the Strand, Short Line beach Subdivision No. 1, as per map recorded in Book 2, page 56 of Maps, in the office of said County Recorder, bounded and described as follows:

Beginning at the intersection of the northwesterly line of Horizon Avenue, 40 feet wide, as shown on the map of the Country Club Tract, as per map recorded in Book 3, page 76 of Maps, in the office of said County Recorder, with the northwesterly prolongation of the southwesterly line of said Ocean Front Walk as shown on the map of said Tract No. 298; thence southwesterly along the southwesterly prolongation of said northwesterly line 9 feet; thence westerly in a direct line to the prolongation of a line parallel with and distant 30 feet southwesterly measured at right angle from said southwesterly line with the southeasterly line of an existing asphalt walk located approximately along a line parallel with and distant 35 feet northwesterly measured at right angle from said northwesterly line of Horizon Avenue; thence southwesterly along said southwesterly line 170 feet; thence southeasterly at right angles from the southwesterly prolongation of said southwesterly line 110 feet to the northwesterly wall of the existing oil well enclosure; thence southwesterly along said wall 292 feet to its southwesterly terminus; thence southeasterly along the southwesterly wall of said enclosure 140 feet to its southerly

Attachment A

VENICE BEACH (con't)

City Owned Property lying southwesterly of Ocean Front Walk

terminus; thence northeasterly along the southeasterly wall of said enclosure 75 feet; thence southeasterly at right angles from said last-mentioned wall 30 feet; thence northeasterly at right angles from said last-mentioned course 90 feet, said last-mentioned course is to have a bearing of North 55°11' East for purposes of this description; thence South 5°30' East, 100 feet; thence North 84°30' East 198 feet; thence South 36°49' East a distance of 109 feet along a line parallel with said southwesterly line of Ocean Front Walk; thence North 53°11' East at right angles from said last-mentioned course 25 feet to the southwesterly wall surrounding the Shuffleboard Court; thence South 36°49' East along said last-mentioned wall 115 feet; thence South 5°30' West 47 feet along the wall enclosing the Horseshoe Courts to the most westerly corner of said last-mentioned wall; thence South 81°30' East along said last-mentioned wall a distance of 47 feet to the southwesterly line of the existing walkway; thence southeasterly along said last-mentioned southwesterly line 415 feet; thence northeasterly at right angles from said last-mentioned southwesterly line 12 feet; thence southeasterly along a line parallel with the southwesterly line of said Ocean Front Walk, a distance of 796 feet; thence northeasterly at right angles from said last-mentioned course to said southwesterly line of Ocean Front Walk; thence northwesterly along the various courses in said last-mentioned southwesterly line to the point of beginning.

Attachment A

OCEAN FRONT WALK

That portion of Ocean Front Walk, as it presently exists, in the City of Los Angeles, County of Los Angeles bounded northwesterly by the southwesterly prolongation of the center line of Barnard Way, 52 feet wide, said center line being the Los Angeles City-Santa Monica City boundary line and bounded southeasterly by the southeasterly line of Via Mañana, 40 feet wide.

ALSO, that portion of said Ocean Front Walk bounded northwesterly by the northwesterly line of 62nd Avenue, 40 feet wide and southeasterly by the northwesterly line of Culver Boulevard, 40 feet wide.

Attachment A

ROCKWELLER BEACH

City Owned Property

Those portions of public beach and the adjacent off-shore waters in the City of Los Angeles, County of Los Angeles, bounded northeasterly by the southwesterly line of Vista Del Mar, as presently established, northwesterly by the southwesterly prolongation of the northwesterly line of Sandpiper Avenue, 60 feet wide, and southeasterly by the southwesterly prolongation of a line parallel with and distant 20 feet northwesterly measured at right angles from the southeasterly line of Ocean Vista Street, 50 feet wide.

ALSO, that portion of said public beach lying southwesterly of a line described as follows:

Beginning at the intersection of the southeasterly line of Lot A, Tract No. 936S, as per map recorded in Book 130, page 73 of Maps, in the office of the County Recorder of Los Angeles County with a line parallel with and distant 12 feet southwesterly measured at right angles from the southwesterly line of Lot A, Block 56, Playa Del Rey Townsite, as per map recorded in Book 2, pages 63 and 64 of Maps, in the office of said County Recorder, said southwesterly line being the northeasterly line of Marine Avenue, 50 feet wide; thence northwesterly at right angles from said southeasterly line 50 feet.

Attachment A

DOCKWEILLER BEACH

State Owned Property Leased by the City:

Those portions of public beach and adjacent off-shore waters in the City of Los Angeles, County of Los Angeles, bounded southeasterly by the City of Los Angeles, City of El Segundo boundary line, northeasterly by the southwesterly line of Vista Del Mar, as presently established and northwesterly by the southwesterly prolongation of a line parallel with and distant 20 feet northwesterly measured at right angles from the southeasterly line of Ocean Vista Street, 50 feet wide.

ALSO, those portions of said public beach and adjacent off-shore waters bounded southeasterly by the northwesterly line of Sandpiper Avenue, 60 feet wide, northeasterly by the southwesterly line of said Vista Del Mar and northwesterly by the southeasterly line of the Westport Beach Club, said last-mentioned southeasterly line being the southeasterly line of Lot A, Tract No. 9368, as per map recorded in Book 138, page 73 of Maps, in the office of the County Recorder of Los Angeles County.

ALSO, those portions of said public beach and the adjacent off-shore waters bounded southeasterly by a line parallel with and distant 30 feet northwesterly measured at right angles from said southeasterly line of said Lot A, northeasterly by the southwesterly line of said Lot A and northwesterly by the southwesterly prolongation of the northwesterly line of said Lot A.

Attachment A

1. A. BUCKNELLER BEACH (part)

ALSO, those portions of said public beach and adjacent off-shore waters bounded southeasterly by the northwesterly line of the Westport Beach Club, being the northwesterly line of said Lot A, northeasterly by the southwesterly line of Park Lot A, Tract No. 8575, as per map recorded in Book 103, pages 19 and 20 of Maps, in the office of said County Recorder and northwesterly by the southwesterly prolongation of the northwesterly line of Culver Boulevard, 40 feet wide.

ALSO, those portions of public beach and adjacent off-shore waters bounded southeasterly by the southwesterly prolongation of said northwesterly line of Culver Boulevard, northeasterly by the southwesterly line of Ocean Front Walk as presently established, and northwesterly by a line parallel with and distant 20.27 feet northwesterly measured at right angles from the northwesterly line of 62nd Avenue, 40 feet wide.

EXCEPTING therefrom, that portion of said public beach included within Lot A, Block 56, Playa Del Rey Townsite, as per map recorded in Book 2, pages 63 and 64 of Maps, in the office of said County Recorder, the southwesterly line of said Lot A being the northeasterly line of Marine Avenue, 50 feet wide.

Attachment A

ROYAL PALMS STATE PARK

State-Owned Property Leased by the City of Los Angeles

That portion of public beach, bluff area and adjacent off-shore waters in the City of Los Angeles, County of Los Angeles bounded northwesterly by the City Boundary Line established by Ordinance No. 105,961 of the City of Los Angeles approved September 21, 1955, bounded southeasterly by the southwesterly prolongation of the southeasterly line of Lot 190, Tract No. 19457, as per map recorded in Book 564, pages 1 to 8 inclusive of Maps, in the office of the County Recorder of Los Angeles County, said southwesterly prolongation being the southwesterly prolongation of the center line of Western Avenue, 80 feet wide, as shown on the map of said tract, and bounded northerly by the southerly line of said tract and by the southerly line of Tract No. 22374, as per map recorded in Book 606, pages 1 to 7 inclusive, of Maps, in the office of said County Recorder.

EXCLUDING therefrom those parcels of land described in deeds to the Los Angeles County Sanitation District No. 2, recorded in Book 42468, page 155 and recorded in Book 58410, page 187, both of Official Records, and recorded in Book 4566, page 75 of Deeds, all in the office of said County Recorder.

Attachment A

NOT THE POINT

U.S. Government Property Leased by the City

Those portions of public beach bluffs area and adjacent off-shore waters in the City of Los Angeles, County of Los Angeles bounded northeasterly by the southwesterly line of Paseo Del Mar, 30 feet and 100 feet wide and northerly by the southerly line of Paseo Del Mar, 70 feet wide, bounded northwesterly by the southwesterly line and its southwesterly prolongation of Lot 190, Tract No. 19457, as per map recorded in Book 564, pages 1 to 8 inclusive of Maps, in the office of the County Recorder of Los Angeles County, said southwesterly prolongation being the southwesterly prolongation of the center line of Western Avenue, 30 feet wide, as shown on said map and bounded southeasterly by the southwesterly prolongation of the northwesterly line of Plymouth Avenue, 30 feet wide.

EXHIBIT A

MANHATTAN BEACH

City Owned Property Under the Jurisdiction of the Harbor
Department Used by Recreation and Parks Department by Revocable
License which includes the Small Craft Launching Facility and
the Fishing Pier

Those portions of public beach and adjacent off-
shore waters in the City of Los Angeles, County of Los Angeles,
bounded northerly by a line parallel with and distant 50 feet
northerly measured at right angles from the northerly line of Beach
Street, westerly by the westerly line of the Cobblestone Beach
parking lot and its northerly prolongation, southerly by the
northerly line of Parcel B6 as described in deed recorded in
Book 31084, page 263 of Official Records, in the office of the
County Recorder of Los Angeles County and southerly by the
center line of the San Pedro Breakwater and its westerly prolonga-
tion.

Attachment A

POINT FERMIN BEACH

City Owned Property

Those portions of public beach, bluff area and adjacent off-shore waters in the City of Los Angeles, County of Los Angeles, bounded northerly by the southerly line of Tract No. 7117, as per map recorded in Book 78, page 98 of Maps, in the office of the County Recorder of Los Angeles County, northwesterly by the southwesterly prolongation of the northwesterly line of Newmouth Avenue, 30 feet wide and southeasterly by the southwesterly prolongation of the southeasterly line of Barbara Street, 25 feet wide.

ALSO, those portions of said public beach, bluff area and adjacent off-shore waters bounded northwesterly by said southwesterly prolongation of the southeasterly line of Barbara Street, southeasterly by the westerly prolongation of the southerly line of Shepard Street, 65 feet wide and lying generally below an elevation of 125 feet based on U.S.C.G.S. datum effective July 1, 1975 by Ordinance No. 52,222 of the City of Los Angeles.

ALSO, those portions of said public beach, bluff area and adjacent off-shore waters bounded northwesterly by said westerly prolongation of the southerly line of Shepard Street, southerly by the southerly prolongation of the westerly line of Pacific Avenue, 100 feet wide and lying generally below an elevation of 100 feet based on said U.S.C.G.S. datum.

Attachment 1

GABRIELLO BEACH

City Owned Property Under the Jurisdiction of the Harbor Department Used by Recreation and Parks Department by Revocable Permit which includes the Small Craft Launching Facility and the Fishing Pier.

These portions of public beach and adjacent off-shore waters in the City of Los Angeles, County of Los Angeles, bounded northerly by a line parallel with and distant 50 feet northerly measured at right angles from the northerly line of 34th Street, westerly by the westerly line of the Gabriello Beach parking lot and its northerly prolongation, southwesterly by the northeasterly line of Parcel 56 as described in deed recorded in Book 31053, page 265 of Official Records, in the office of the County Recorder of Los Angeles County and southerly by the center line of the San Pedro breakwater and its westerly prolongation.

Attachment 1

CABRILLO BEACH

City Owned Property Under Jurisdiction of the Department of
Recreation and Parks

These portions of public beach, bluff area and adjacent
off-shore waters in the City of Los Angeles, County of Los Angeles,
bounded northerly by the northerly lines of Farwell St as described
in deed recorded in Book 31089, Page 263 of Official Records, in
the office of the County Recorder of Los Angeles County and the
center line of the San Pedro Breakwater, and lying generally below
an elevation of 100 feet based on U.S.C.G.S. datum effective
July 1, 1925 by Ordinance No. 92,272 of the City of Los Angeles
and bounded westerly by the southerly prolongation of the westerly
line of Pacific Avenue 100 feet wide.

EXCEPTING therefrom the Cabrillo Beach Marine Museum
as shown on Map AG-1526 on file in the office of the City Engineer
of the City of Los Angeles.

Attachment A



Rita Moreno <rita.moreno@lacity.org>

Rent Controlled Properties within Proposed Venice Beach BID

Rita Moreno <rita.moreno@lacity.org>

Wed, Jul 27, 2016 at 2:53 PM

To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Cc: Anna Ortega <anna.ortega@lacity.org>, Susan Gosden <susan.gosden@lacity.org>

Hi Debbie,

Per our conversation last week, I spoke with Anna Ortega at Housing and Community Investment about properties within the proposed Venice Beach BID that are under the city's Rent Stabilization Ordinance. According to Anna, if you are able to provide a list of addresses, they can assist in identifying those properties. I am not certain what additional information they are able to provide for each, so you may want to ask.

I have copied Anna as well as Susan Gosden, who can assist in Anna's absence, in the event you would like to follow-up with them.

Thanks and let me know if you need anything further.

Rita

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1130



Rita Moreno <rita.moreno@lacity.org>

Media Room Availability

Rita Moreno <rita.moreno@lacity.org>

Wed, Aug 17, 2016 at 3:12 PM

To: Laura McLennan <laura.mcclennan@lacity.org>

Cc: John Gregory <John.Gregory@lacity.org>, Martha Juarez <martha.garcia@lacity.org>, Debbie DynerHarris <debbie.dynerharris@lacity.org>

Okay, we'll go with it and cancel if need be. I'll get back to Agnes.

Thanks.

On Wed, Aug 17, 2016 at 3:10 PM, Laura McLennan <laura.mcclennan@lacity.org> wrote:
yes, we can make that request, but there are no guarantees unfortunately.

On Wed, Aug 17, 2016 at 3:08 PM, Rita Moreno <rita.moreno@lacity.org> wrote:
Laura,

If the Council President conducts the public hearing at the beginning of the meeting, we will have sufficient time to conduct the ballot count. If he holds it until the end of the meeting, we may not be done by 2:00 p.m.

Would the Councilmember make a request that it be held at the beginning, and would the Council President oblige? If not, we'll have to hold the ballot count in our conference room on the 2nd floor.

Thanks.

Rita

On Wed, Aug 17, 2016 at 2:59 PM, Agnes Aquino <agnes.aquino@lacity.org> wrote:
Hi Laura,

Thank you for your email.

The 4th Floor Media Room is available on Tuesday, August 23, from **10:00 - 2:00 only**. The room is reserved for another meeting starting at 2:00.

Please advise if you still want to reserve the room from 10:00 - 2:00.

Best regards.

*Agnes Aquino
Executive Assistant
to Sharon Tso, Chief Legislative Analyst
Los Angeles City Council
200 N. Spring Street, Room 255
Los Angeles, CA 90012
213-473-5708*

Note: Please remember that the Media Room may only be reserved by a Council Office, and all reservations are strictly confidential. The CLA will only answer inquiries about the Room (its use, availability, capacity, connectivity, etc.) when those inquiries come from a Council

Member or Council staff.

On Wed, Aug 17, 2016 at 2:46 PM, Laura McLennan <laura.mclennan@lacity.org> wrote:
Hi Corinne,

The City Clerk is doing ballot tabulation for the Venice Beach BID on Tuesday, Aug. 23 from 10am-3pm.

CD11 is requesting the Media Room for this, since we think there will be lots of folks who want to view the tabulation and see how it's done.

Is the 4th Floor Media Room open next Tuesday?

The City Clerk point of contact is Rita, and she's looped in here.

Thanks

~LM

--



Laura McLennan

Deputy Chief of Staff
Councilmember Mike Bonin
City of Los Angeles
[213-473-7011](tel:213-473-7011) | www.11thdistrict.com



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--
Rita Moreno

City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office [\(213\) 978-1122](tel:(213)978-1122)
Fax [\(213\) 978-1130](tel:(213)978-1130)

--

--

Laura McLennan

Deputy Chief of Staff
Councilmember Mike Bonin
City of Los Angeles
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Fax (213) 978-1130



Rita Moreno <rita.moreno@lacity.org>

Use of Media Room for Ballot Count

12 messages

Rita Moreno <rita.moreno@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Tue, Aug 16, 2016 at 1:56 PM

Hi Debbie,

In the event we have over 30 people attend the public hearing on the proposed Venice Beach BID, we might want to use the 4th floor media room. How can we schedule it and get access to determine its capacity and whether we can access our server?

Thanks.

Rita

--
Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1130

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>, Martha Juarez <martha.garcia@lacity.org>

Tue, Aug 16, 2016 at 4:01 PM

Hi Rita. Yes, Martha will reserve the room. What time do you think we need it for? 10-2? 11-3?
[Quoted text hidden]

--



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
[310-575-8461](tel:310-575-8461) | www.11thdistrict.com



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Mike's Email
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Rita Moreno <rita.moreno@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>
Cc: Martha Juarez <martha.garcia@lacity.org>

Tue, Aug 16, 2016 at 4:40 PM

Let's do 10:00 - 3:00, just in case. Can we get a look at the room in the next day or so to make sure we can use it? Our systems folks need to ensure we can access our servers.

[Quoted text hidden]

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>
Cc: Martha Juarez <martha.garcia@lacity.org>

Tue, Aug 16, 2016 at 4:54 PM

martha, can you please connect Rita to the right person to make that happen? thank you!

and Rita, I have some questions for you about Tuesday. Do you have some time tomorrow?

[Quoted text hidden]

Rita Moreno <rita.moreno@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>
Cc: Martha Juarez <martha.garcia@lacity.org>

Tue, Aug 16, 2016 at 5:02 PM

Yes. I am stopping at the auto shop in the morning, but should be in by 8:30 a.m. What time did you want to meet/talk?

[Quoted text hidden]

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Aug 16, 2016 at 11:00 PM

I am running around most of the day. I will give you a call between meetings if that is okay. not sure what time, maybe before 10am?

[Quoted text hidden]

Rita Moreno <rita.moreno@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Wed, Aug 17, 2016 at 11:24 AM

My car was delayed. I'm here now and will leave at about 3:30 for a meeting.

[Quoted text hidden]

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Wed, Aug 17, 2016 at 5:15 PM

hi, i am sorry, the day just got away from me. thanks for your message. I think i have most of my questions answered now, but if I have more I will let you know,

Debbie

[Quoted text hidden]

Rita Moreno <rita.moreno@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Thu, Aug 18, 2016 at 8:44 AM

Debbie,

In response to your question about making changes to a BID:

"At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements or activities." (Property and Business Improvement District Law of 1994, Section 36624).

In 2014, Councilmember Krikorian reduced the assessment amount for two parcels involving a faith-based educational institution within the boundaries of the North Hollywood Transit BID, so that the assessment amount was based on the same formula as that used for an LAUSD school since they would receive the same level of benefit. The motion adds that if any shortfall in the assessment revenue needed to maintain the level of services for the BID occurs, alternative sources of funding would be identified for the duration of the BID.

There may be earlier examples of Council action that changes either the assessment amount or the boundaries, which I am still researching. The motion is attached. Also attached is one of the protests received that discusses a similar issue in the proposed Venice Beach BID, different from the rent-control issue (see pages 12-14).

Let me know if there is anything further.

Rita

[Quoted text hidden]

2 attachments

 **North Hollywood Transit BID.pdf**
88K

 **Venice Beach BID Protest - Louis Traeger - 0.1161 percent.pdf**
986K

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Aug 18, 2016 at 11:10 AM

Thank you. If his property is indeed zoned rd1.5 then he should not have an assessment. I will have tara confirm.

In another note, the Councilmember is considering removing properties that are covenanted as affordable housing. We have at least one that we know of. Tara does not have that info, and I will check with HCID on that.

Debbie

Sent from my samsung cell phone. please excuse any tpyos.

[Quoted text hidden]

Rita Moreno <rita.moreno@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Thu, Aug 18, 2016 at 12:12 PM

Okay. The parcel is zoned commercial, but the use is residential. I verified the maps in the Venice Coastal Specific Plan and found that one map seems to include the parcel in the commercial zone and the other includes it in the residential zone. I checked with Planning and was told that maps are only approximations and that ZIMAS is the accurate source. The parcel was zoned commercial even prior to 1989, I think was the year she looked up.

[Quoted text hidden]

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Aug 18, 2016 at 12:31 PM

great, thank you

[Quoted text hidden]

MOTION

California law provides for the establishment of Property-based Business Improvement Districts, commencing with Streets and Highways Code section 36600. The establishment of Business Improvement District boundaries and the basis for assessments for properties therein, are based on an engineering assessment of the special and general benefits provided by the BID for each parcel and to the broader neighborhood.

The Council's role is to approve district plans, certify election results for balloted property owners, establish BID boundaries and facilitate the collection of the assessed revenues. California Streets and Highways Code section 36624, however, provides that the Council, "...may adopt, revise, change, reduce, or modify the proposed assessment...by reducing any or all of them."

The Council is considering the approval of the North Hollywood Transit BID on the agenda today, as Item #6.

Among the parcels assessed within the boundaries of the North Hollywood Transit BID are the single parcel for St. Paul's First Lutheran Church and two parcels for an adjacent parochial Pre-K through 8th Grade school associated with the church. The engineer's report for the BID identifies specific benefits provided for the church stemming from the BID and applies the same assessment formula to the adjacent church school. The engineer's report also includes a different assessment formula for LAUSD facilities, though they are involved in principally the same activities related to education as St. Paul's school, and St. Paul's school likewise provides its own security services.

To the extent that there is any shortfall in the BID budget stemming from the reduced assessment for the parochial school, it is appropriate to identify an alternative source of funding, in an amount not to exceed \$3411.07 per year for the life of the BID, to ensure that the BID is able to maintain its level of service.

I THEREFORE MOVE that the Council INSTRUCT the City Clerk to apply the same assessment formula as LAUSD campuses to the two parcels associated with St. Paul's parochial school, thereby reducing the school's assessment from \$5,750.55 to \$2,339.48, in recognition of the fact that the parochial school is similarly situated to LAUSD campuses and should be treated similarly.

I FURTHER MOVE that the Council INSTRUCT the CLA to report in one week with options as to the source of funding to cover the \$3411.07 shortfall in the BID budget stemming from the reduced assessment for the parochial school.

ADOPTED

AUG 01 2014

LOS ANGELES CITY COUNCIL

AUG
1 2014

Presented by:

Paul Krekorian
PAUL KREKORIAN
Councilmember, 2nd District

Seconded by:

Mike D'Amato

ORIGINAL

C.F. 16-0749

LOUIS TRAEGER
201 N WESTSHORE DR 2302
CHICAGO, IL 60601

August 9, 2016

COUNCIL OF THE CITY OF LOS ANGELES
ATTN: LOS ANGELES CITY CLERK
COPY FOR ALL COUNCILMEMBERS
200 N. SPRING STREET
LOS ANGELES, CA 90012

2016 AUG 15 PM 3:25
CITY CLERK 242

CITY CLERK'S OFFICE

RE: OPPOSITION TO VENICE BID
HEARING DATE: AUGUST 23, 2016 10:00 AM
COUNCIL CHAMBER ROOM 340

Ladies and Gentlemen;

PROTEST

Would you please distribute a copy of my enclosed opposition
to the Venice BID to each Council member before the hearing date of
August 23, 2016

Yours truly,

Louis Traeger

Encl.

Opposition to the Proposed Ordinance 184382 for Approval of the Venice Beach Business Improvement District

Hearing Date: August 23, 2016

Time: 10:00 a.m.

Hearing Place: Room 340 John Ferraro Council Chamber
City Hall, 200 North Spring Street
Los Angeles, CA 90012

I am the owner of the only single family residential property included in the proposed Venice Beach Business Improvement District.

I oppose the adoption of the ordinance and ADOPTION OF
ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN
because my property should not be included in the BID or assessed
in the proposed Plan.

I can not attend the hearing on August 23, 2016, because I live in Chicago and find it difficult to attend in person. I request that you consider this written opposition in lieu of an oral presentation.

Submitted by:

Louis V. Traeger (misspelled on public records as Treager)
Owner: 207 E. Horizon Ave., Venice, CA 90291
AIN 4238-010-016

Contact Information:

201 N. Westshore Dr. #2302
Chicago IL 60601
312-337-1154
lvtraeger@yahoo.com

Background page 6

**BUSINESS IMPROVEMENT DISTRICTS CANNOT ASSESS
PROPERTIES ZONED SOLELY FOR RESIDENTIAL USE** page 7

MY PROPERTY IS ZONED SOLELY FOR RESIDNTIAL USE page 7

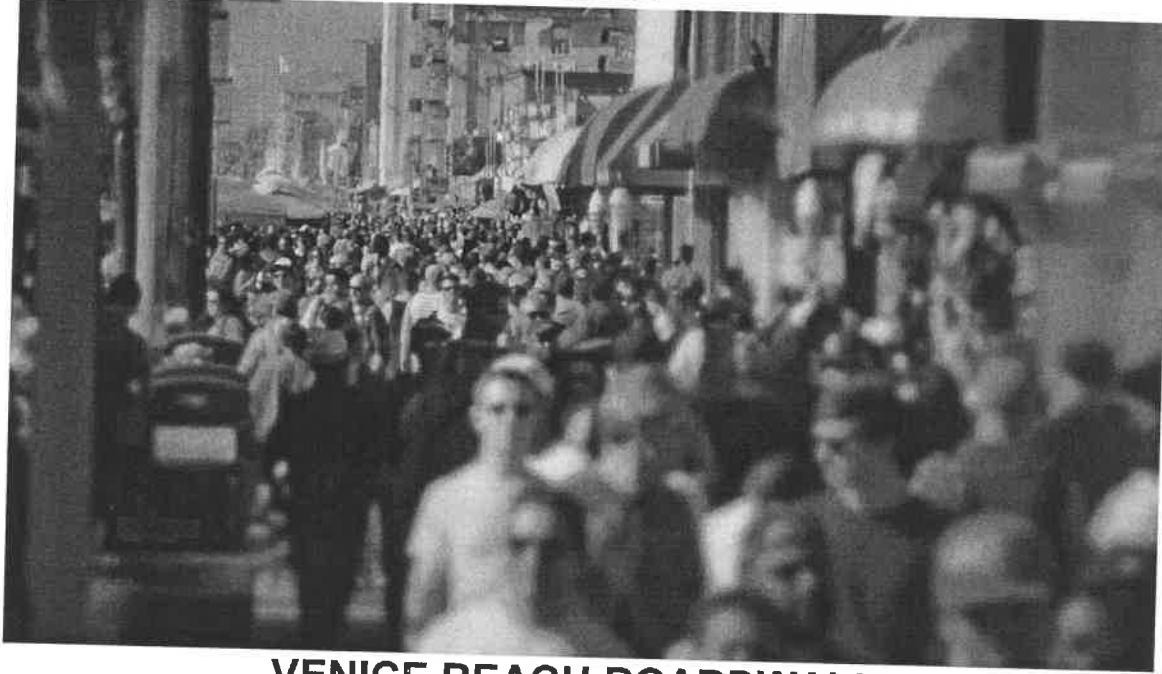
**WHILE MY PROPERTY SHOULD NOT BE ASSESSED AT ALL,
THE ASSESSMENT AMOUNT SET OUT IN THE ENGINEER'S
REPORT IS INCORRECT** page 10

**MY PROPERTY WILL RECEIVE NO SPECIAL BENEFITS AND
SHOULD NOT BE ASSESSED AS PART OF A BID** page 11

CONCLUSION page 15



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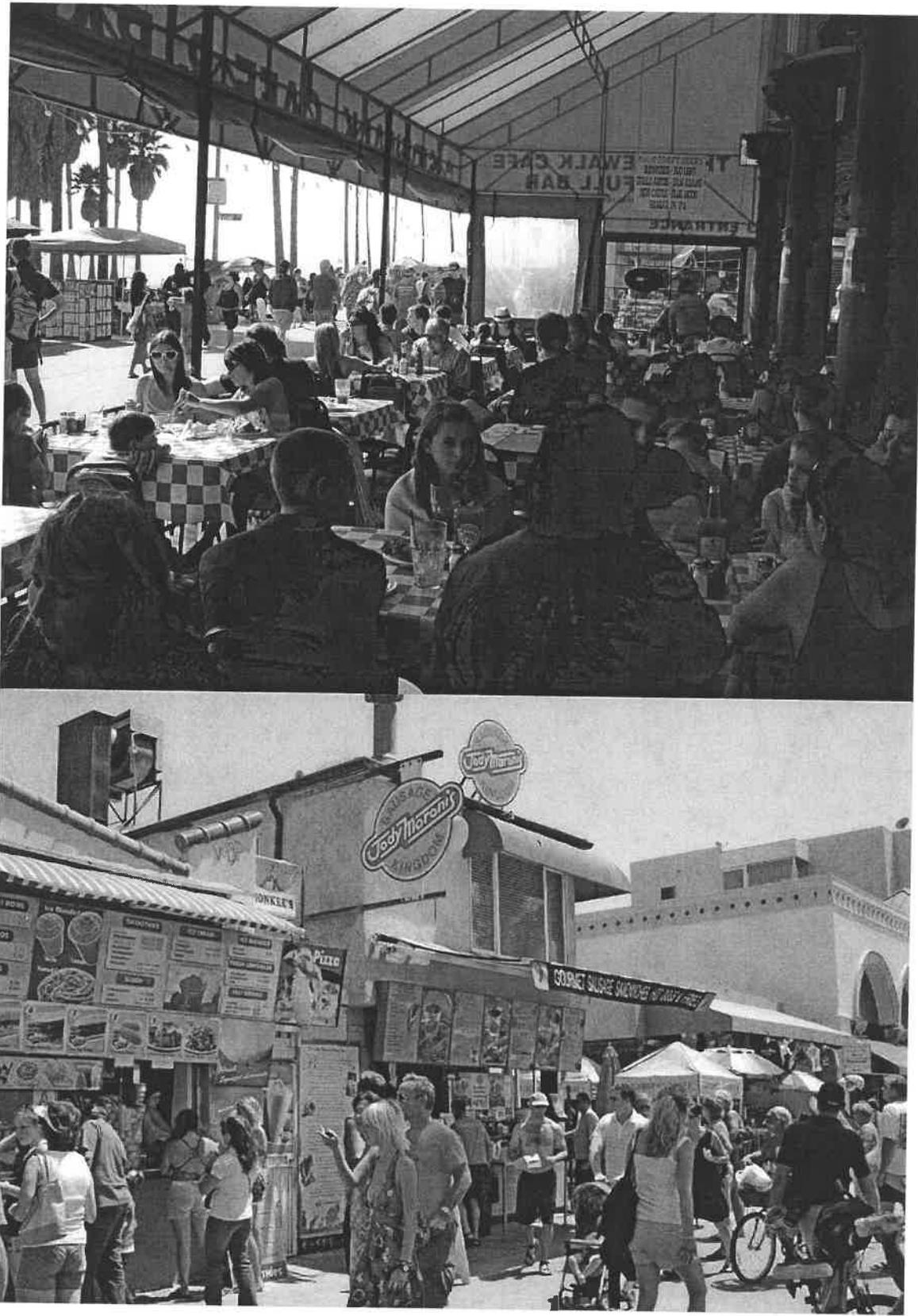


VENICE BEACH BOARDWALK

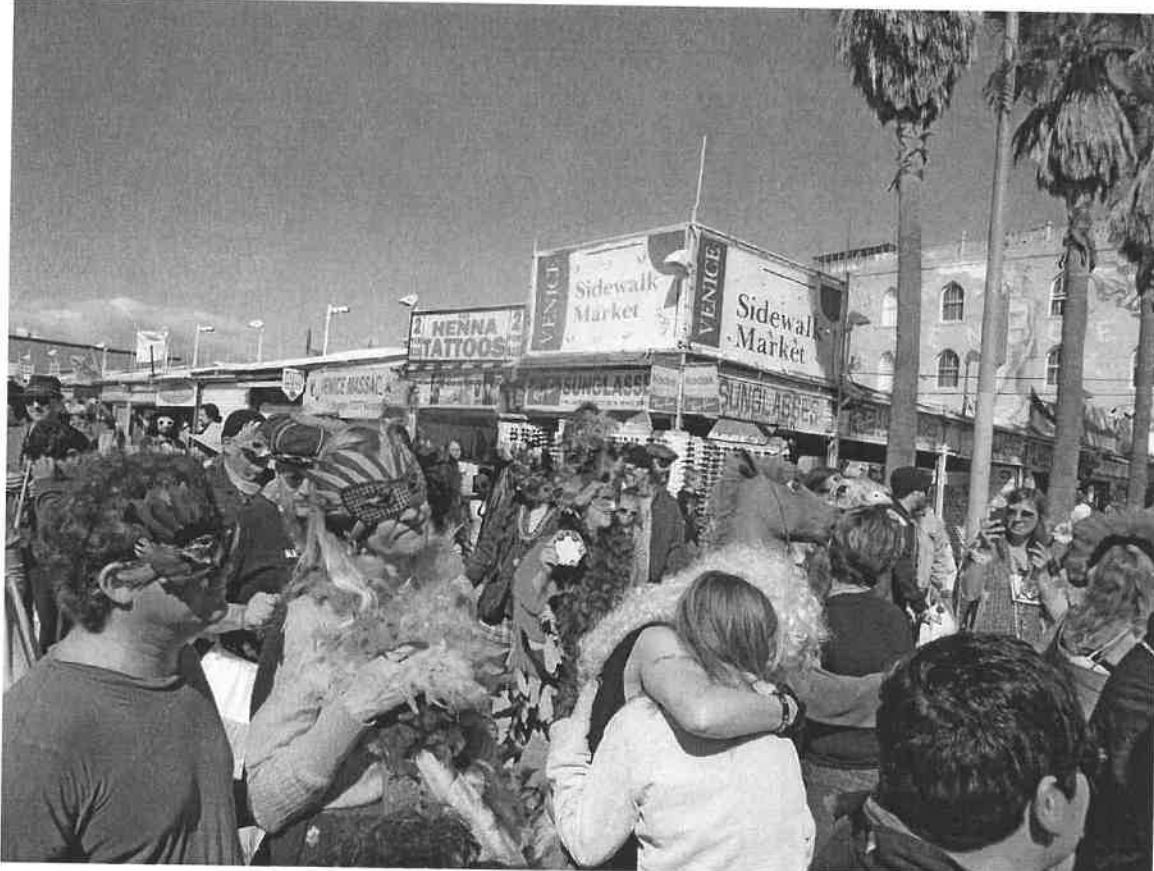
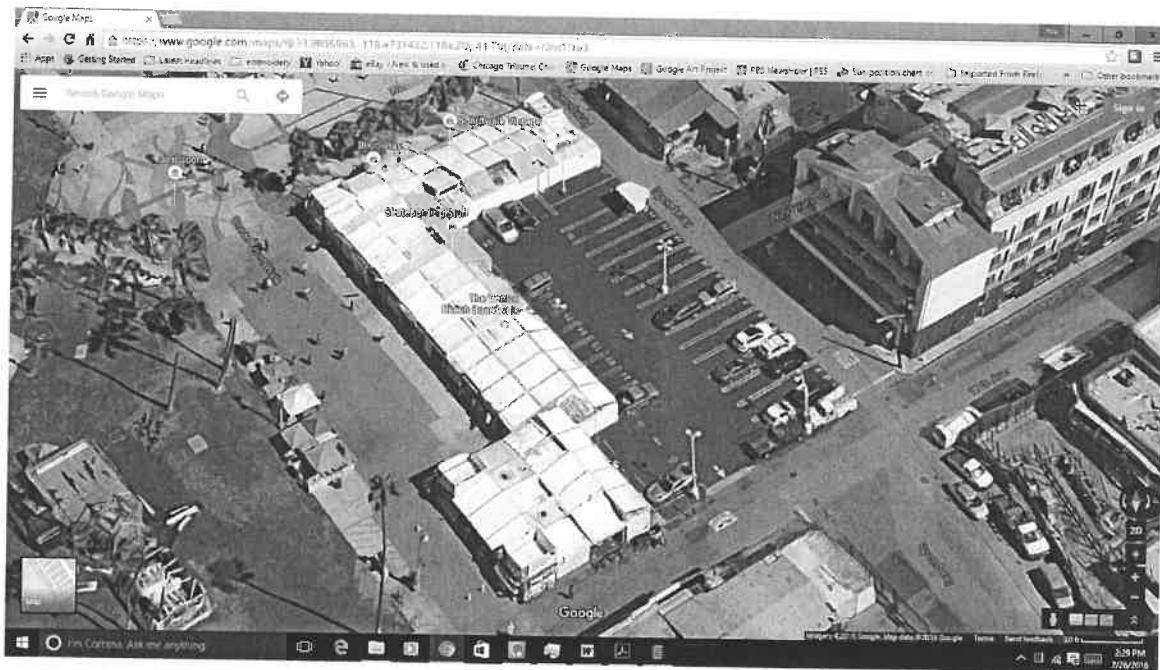
At Least 16 million people per year come to the Boardwalk:
(Venice Chamber of Commerce, p3 Engineer's Report)

Between 1.3 and 1.5 million people per month come to the Boardwalk:
Between 45,000 and 55,000 people per day come to the Boardwalk:

All these people come to the Ocean Front Boardwalk



Restaurants attract thousands of customers per day to the Boardwalk



Hundreds of small businesses operate from booths 10 feet wide and attract thousands of people per day to their Boardwalk businesses

Background

Because of the large number of people who come to the Venice Boardwalk, Venice business owners are seeking to create "The Venice Beach BID". State law provides that a BID can be created by submitting to the City Council for approval, an engineering report seeking to assess property in the BID along with a majority vote of **only** property owners who would be in the proposed BID.

Venice business owners propose that properties within the boundaries of the Venice BID be assessed for the costs of the various business improvement programs being planned. Properties are supposed to be assessed based on the **proportional** amount of **special benefits each** property is expected to receive from the BID.

The commercial parcels in the proposed District are heavily tourist-related: hotels, vacation rentals, restaurants, bars, entertainment, paid parking, visitor services, and a variety of retail, including sales/rentals of sports and recreation equipment, etc. (Engineer report p3)

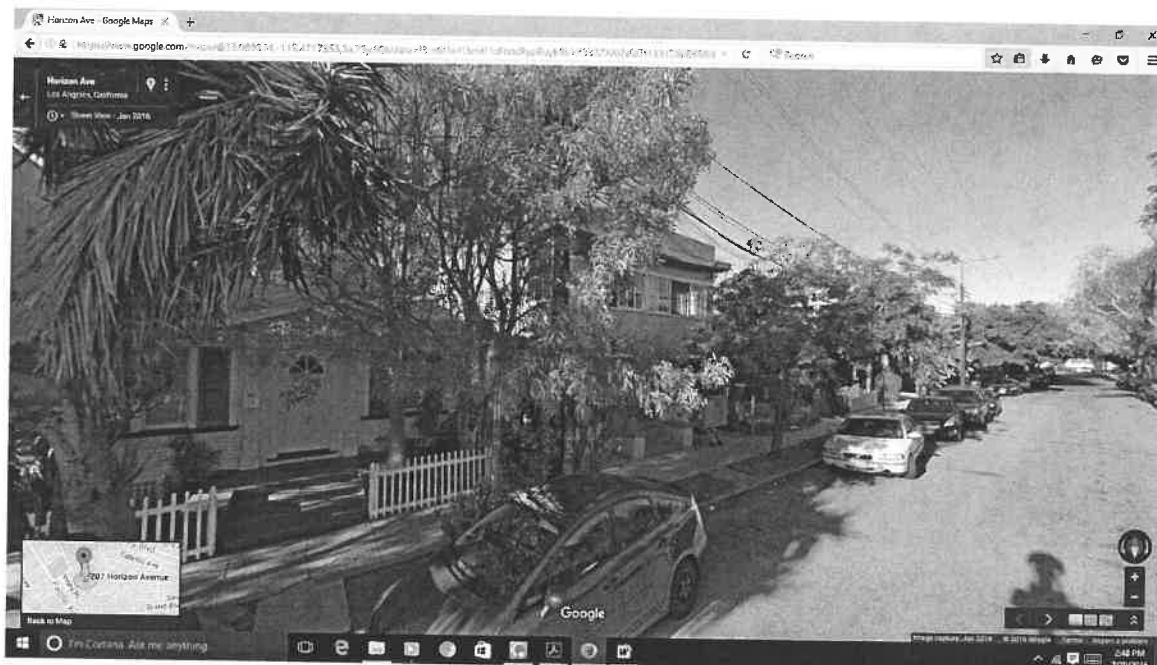
At the August 23 hearing, the City Council may vote to approve or disapprove the BID, modify the BID boundaries, and determine the proper amount of special benefits and the assessment on each property, if any. This means that the Council can vote to exclude properties from the boundaries of the BID, reduce assessments or eliminate assessments altogether on properties that do not receive **special benefits** from the BID.

BUSINESS IMPROVEMENT DISTRICTS CANNOT ASSESS PROPERTIES ZONED SOLELY FOR RESIDENTIAL USE

The assessment of property used solely for residential purposes is prohibited. STREETS AND HIGHWAYS CODE SECTION 36632(c) provides that: " Properties zoned solely for residential use, or that are zoned for agricultural use, are **conclusively presumed** not to benefit from the improvements and service funded through these assessments, **and shall not be subject to any assessment pursuant to this part.**" (Engineer Report p 5.)

MY PROPERTY IS ZONED SOLEY FOR RESIDENTIAL USE.

My property is located at 207 E Horizon Ave (AIN 4238-010-016). I have owned the property for 45 years and it has been exclusively residential. It is surrounded on all sides by residential buildings. The house was built in 1923 and is located on a tree lined street in the **Lost Venice Canals Historical District** (p47 of Historical Dist).



Historic District.pdf - Adobe Acrobat Reader DC

File Edit View Window Help

Home Tools Historic District

Venice Report

Lost Venice Canals Historic District – 04/02/15

SurveyLA

Primary Address: 202 E HORIZON AVE
 Other Address: 1402 S MAIN ST
 Type: Non-Contributor
 Year built: 1911
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: No style

Primary Address: 205 E HORIZON AVE
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Italianate

Primary Address: 207 E HORIZON AVE
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival

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Select PDF file

Historic District.pdf

Current file: Historic District.pdf

Document Language: English (US) | French

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3:29 PM 7/23/2016

The Venice Canals Historical District identifies my property as single family residential as does the Los Angeles County Assessor.

LA County - Property Tax -

Los Angeles County Office of the Assessor

Property Assessment Information System

Parcel Details

View map

Property Record - View the full record
 How frequently is this information updated?
 and other fields

Property Information

Assessor's ID No: 4738-010-015
 Address: 207 HORIZON AVE
 LOS ANGELES CA 90231
 Property Type: Single Family Residential
 Region / Cluster: 07 / 07127
 Tax Rate Area (TRA): 06067
 View Assessor Info
 View Notes

Recent Sales Information

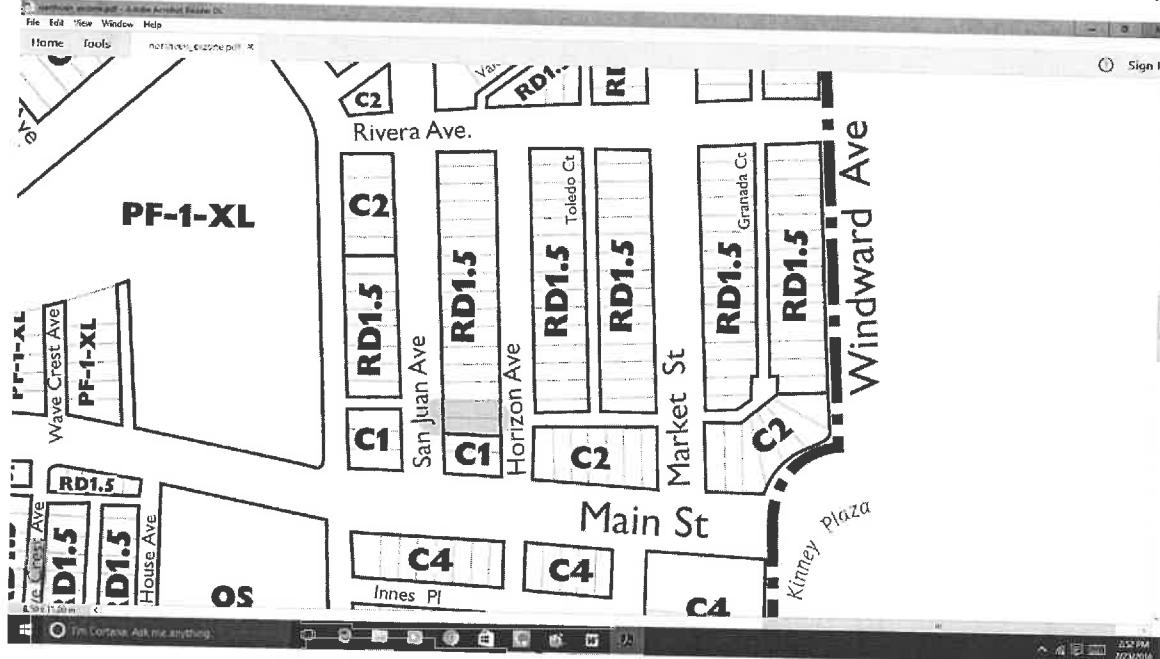
Latest Sale Date:
 Indicated Sale Price:
 Search for Recent Sales

2015 Roll Values

Recording Date: 06/10/1971
 Land: \$39,253
 Improvements: \$8,744
 Personal Property: \$0
 Fixtures: \$0
 Homeowners': \$0

LA County | County of Los Angeles Bureau of Land Management, East HRE Division, VCRD

The California Coastal Commission identifies my property as zoned **RD1.5**. See: "The Venice Coastal Zone Specific Plan", most recent map, Exhibit 7a, Existing Zoning, Subarea: North Venice • Venice Canals." (My property is the 3rd parcel north east of Main St.)



"The Venice Coastal Zone Specific Plan," has been adopted by the City of Los Angeles and regulates the use and zoning of property in Venice. Both the City and the Coastal Commission have adopted regulations which prevent change of use of residential property from residential purposes to other uses. My property can be used only for residential purposes.

Because my property is zoned **solely for residential use**, it is conclusively presumed not to benefit from BID improvements and services, and the City Council should find: **(a) that my property will not receive special benefits** from the BID, and **(b) should not be assessed by the Venice BID.**

**WHILE MY PROPERTY SHOULD NOT BE ASSESSED AT ALL,
THE ASSESSMENT AMOUNT SET OUT IN THE ENGINEER'S
REPORT IS INCORRECT**

The Engineer's Report p38 shows the assessment on my property to be \$2,150. 52. Using the procedure described in the Engineer Report p 34 to calculate an assessment, the amount should be **\$1,273.84** and not \$2,150. 52

"SAMPLE ASSESSMENT CALCULATION:" Engineer Report p34

Sample 1: Assume a 5,000 SF building on a 15,000 SF lot located in Zone 1 with 100 linear feet of street frontage. The annual assessment would be calculated as follows:

5,000 x \$0.08/square foot of building	=	\$400
15,000 x \$0.011/square foot of land	=	\$1,650
100 x \$29/linear foot of street frontage	=	\$2,900
TOTAL ASSESSMENT		
\$ 400 + \$1,650 + \$2,900		= \$4,950

Using this method described in the Engineer Report to Calculate an assessment on my property, which is a 100 foot x 30 foot lot with a 923 square foot house:

923 square foot building x \$0.08	=	\$73.84
3,000 square feet of land x \$0.11	=	\$330.00

(note: the example incorrectly uses \$0.011. Other parts of the Engineer's report show the amount to be \$0.11)

30 linear foot of street frontage x \$29 = **\$870.00**

\$73.84 + \$330.00 + \$870 = \$1,273.84

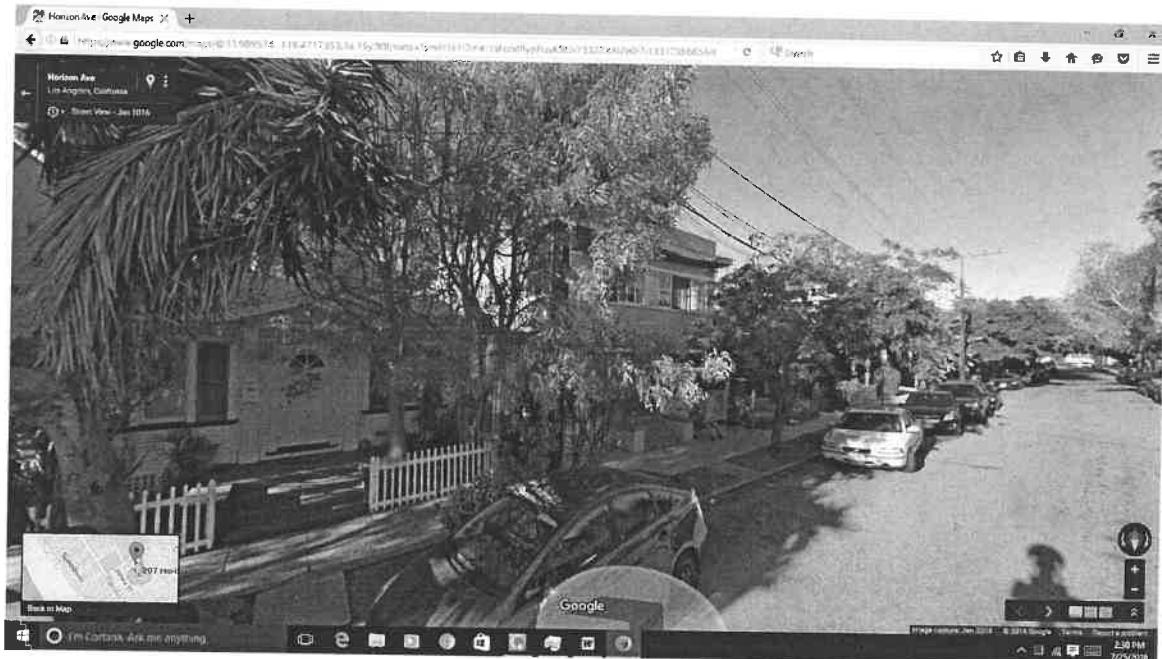
**MY PROPERTY WILL RECEIVE NO SPECIAL BENEFITS AND
SHOULD NOT BE ASSESSED AT ALL AS PART OF A BID**

Only those properties expected to derive special benefits from BID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received. (Engineer Report p2)

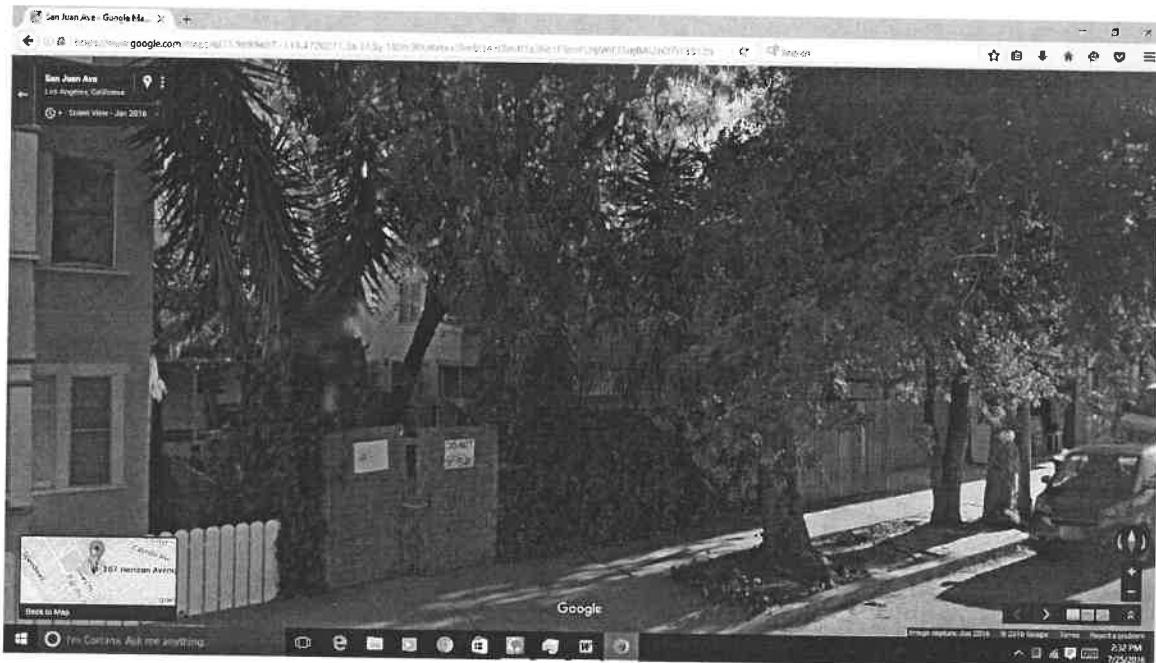
Each identified parcel subject to assessment within the BID district, must be assessed based on property characteristics **unique only to that parcel**. (Engineer Report p24). While residential zoned properties are conclusively presumed not to benefit from service funded through BID, single family residences are presumed not to receive special benefits. Unlike actual commercial businesses which may attract thousands of customers per day, a single family residential dwelling has no hordes of customers arriving daily.

The information used to calculate my assessment was computed from data extracted from County Assessor records and maps and **does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records**. No physical inspection was made of my property to determine its actual use characteristics, nor the uses permitted by the Venice Costal Zone Specific Plan. (Engineer Report p32).

My property has the unique characteristics of a single family residential property and those particular characteristics must be considered in allocating BID services and making any assessment.



My property from the front.



My property from the back

The Engineer Report identifies 3 methods commonly used to assess property in a BID. Of the three methods identified, the

Venice BID used the composite district overlay determinant method as opposed to a parcel by parcel allocation method (Engineer Report p15).

What this means is that property assessments were calculated using only property area and dimensions (Engineer Rpt p 33, 34).

PROPERTY USE was not part of the calculation. All properties along busy Ocean Front Walk were **ASSESSED** without regard to their massive use of BID services as compared to the minimal use by my property.

Assessment in a BID are supposed to be distributed among all identified benefiting properties based on the **proportional** amount of special program benefit each property is expected to derive from the assessments levied. (Engineer Report p2)

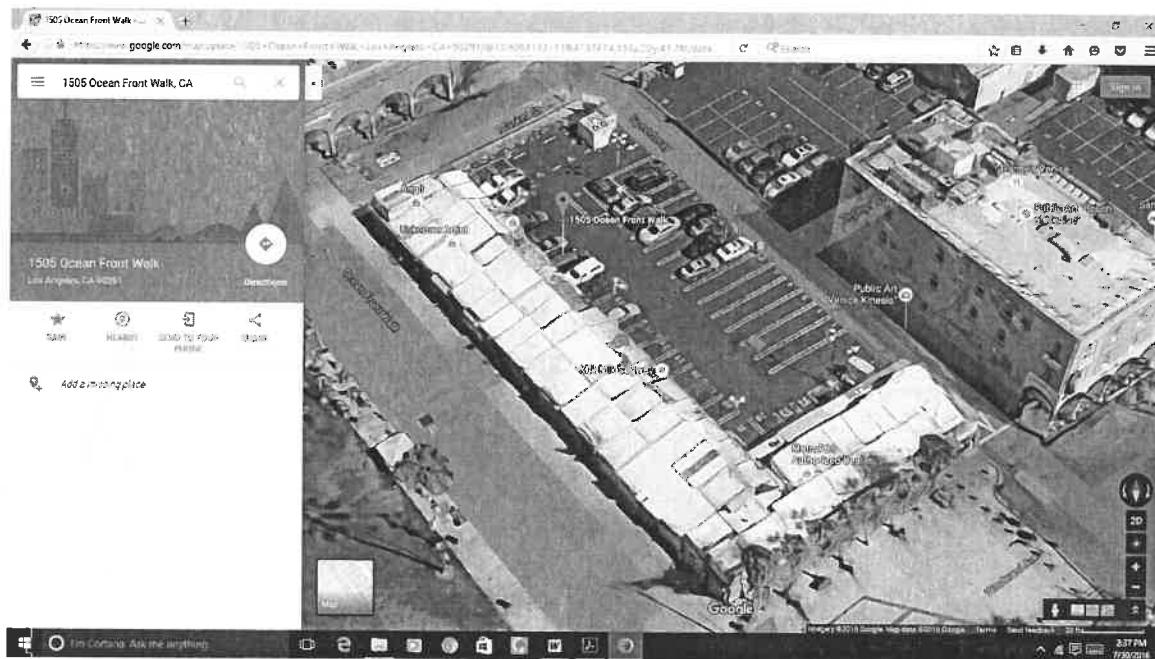
Properties which use a greater amounts of BID services are supposed to have a greater assessment than properties which require a smaller amount of services. Properties with large numbers of customer will use more BID services than those with fewer customers.

My property should not be assessed. When Its minimal use of BID services is compared proportionally with the enormous utilization of BID services by properties and businesses along Ocean Front Walk, it does not receive special benefits.

As an example:

My property was assessed by the BID for **\$2,150.52** (p39 Engineers Report.)

A similar sized property in the heart of the Boardwalk, 1505 Ocean Front Walk, is assessed for **\$2,069** (Engineer report p38). (The lot size on both properties is 30ft x 100ft.) But as shown below, there are between 6 and 8 shops and probably 10 parking spaces on that particular property. And 16 million **customers** a year pass by. (The whole block as seen in the picture has over 30 businesses and over 40 parking spaces).



My property has no customers. Its proportional distribution of benefits compared to those used by this property would be \$0.00013. \$2,150.52 divided by 16 million = \$0.00013.

The whole point in creating the BID was to provide services "which are intended to attract more customers, users, visitors, employees, tenants and investors." "BID programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments."(Engineer Report p13). For that very reason, the State excluded residential properties from BIDs.

CONCLUSION

My property is the **only** single family residential property in the proposed BID. The residential properties around me are **not** in the BID and are not assessed. My property is presumed not to benefit from services and programs from the BID. My property will not receive proportional special benefits from the BID.

The City Council (a) should exclude my property from the BID, and (b) find my property receives no special benefits and should not be assessed.

A handwritten signature in black ink, appearing to read "John W. J." or a similar variation, is placed here.



Rita Moreno <rita.moreno@lacity.org>

Ballot Tally Report

6 messages

Rita Moreno <rita.moreno@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Wed, Aug 24, 2016 at 9:37 AM

The first page is the report. The rest is the actual tally.

--
Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1130

 **Ballot Tally Results & Report.pdf**
1165K

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Wed, Aug 31, 2016 at 3:01 PM

this is public, right?
[Quoted text hidden]

--



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
[310-575-8461](tel:310-575-8461) | www.11thdistrict.com



[Sign Up for
Mike's Email
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Download the City of Los Angeles MyLA311 app for smartphones!



MyLA311 links Angelenos with the services and information they need to enjoy their city, beautify their community and stay connected with their local government. With MyLA311, City of Los Angeles information and services are just a few taps away.

Rita Moreno <rita.moreno@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Wed, Aug 31, 2016 at 3:21 PM

Yes, although there is an error: one speaker card was on a different item so it was 41 speaker cards, not 42.

[Quoted text hidden]

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Wed, Aug 31, 2016 at 3:23 PM

so all that property owner info is public, then? just want to make sure.
[Quoted text hidden]

Rita Moreno <rita.moreno@lacity.org>
To: Debbie DynerHarris <debbie.dynerharris@lacity.org>

Wed, Aug 31, 2016 at 3:31 PM

Yes, it's all public. It's actually posted online with the council file.
[Quoted text hidden]

Debbie DynerHarris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Wed, Aug 31, 2016 at 3:34 PM

great thank you!
[Quoted text hidden]

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles

CALIFORNIA

SHANNON D. HOPPES
EXECUTIVE OFFICER



OFFICE OF THE
CITY CLERK

NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION
200 N. SPRING STREET, ROOM 224
LOS ANGELES, CA 90012
(213) 978-1099
FAX: (213) 978-1130

MIRANDA PASTER
DIVISION MANAGER

ERIC GARCETTI
MAYOR

clerk.lacity.org

BALLOT TABULATION RESULTS FOR THE ESTABLISHMENT OF THE VENICE BEACH BUSINESS IMPROVEMENT DISTRICT (CF NO. 16-0749)

SECTION 1. Results of the Proposition 218 ballot tabulation, pursuant to Article XIII D of the California Constitution, Section 36600 et seq. of the California Streets and Highways Code, and Section 53753 of the California Government Code:

	Ballots Cast	Weighted Value	Percent of Ballots
Supporting ("Yes") ballots:	85	\$1,048,069.90	77.08%
Opposing ("No") ballots:	79	\$311,704.22	22.92%

(NOTE: There were two (2) ballots cast that could not be verified because they were not properly completed. These ballots were therefore not included in the overall ballot tabulation. See final page of attached ballot tabulation spreadsheet for breakdown of total assessment value, total property owners, total parcels and weighted value of each parcel.)

The weighted value of the supporting ballots **exceeds** the weighted value of the opposing ballots.

SECTION 2. Protests received, pursuant to Section 53753(d) of the California Government Code:

Valid Protests Received: 6 \$24,622.53 1.33%

181 protests were received that could not be verified as legal owners within the boundaries of the PBID. In addition, a petition in protest with 549 names was received, but could not be verified as a valid protest. 42 speaker cards were received from the public: five were unmarked; three were duplicates; 12 were in support of the PBID and 22 were in opposition to the PBID.

CONCLUSION: The tabulated value of the opposing ballots cast **does not** exceed the tabulated value of the supporting ballots cast. A majority protest, pursuant to Section 4(e) of Article XIII D of the California Constitution, Section 36623 of the California Streets and Highways Code, and Section 53753(e)(2) of the California Government Code, is **not** found to exist and the **proposed establishment** may be authorized by the City Council at this time.

BY:


Deputy City Clerk

24 August 2016

Date

APPROVED:


HOLLY L. WOLCOTT

City Clerk

August 24, 2016

Date

Venice Beach
 Proposition 218 Ballot Tabulation - Official Results
 August 23, 2016

Los Angeles City Clerk
 Administrative Service Division
 Special Assessments Section
 Business Improvement District Unit

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
1	4226003004	1011 OFW Owner LLC	\$9,578.61	Yes	0.70443%	-	
2	4238011023	120 Westminister Associates	\$2,004.00	Not Cast	-	-	
3	4238011024	120 Westminister Associates	\$5,365.76	Not Cast	-	-	
4	4226006003	1307 1309 Ocean Front Walk LLC	\$2,980.13	Yes	0.21916%	-	
5	4238010014	1330 1390 Main Street LLC	\$5,957.02	Yes	0.43809%	-	
6	4226007002	1415 Ocean Front Walk LLC	\$11,412.02	Yes	0.83926%	-	
7	4226010012	1711 1715 Pacific LLC	\$2,284.75	Not Cast	-	-	
8	4226010013	1711 1715 Pacific LLC	\$2,030.40	Not Cast	-	-	
9	4226010014	1711 1715 Pacific LLC	\$6,075.07	Not Cast	-	-	
10	4238021025	1716 Main Street LLC	\$1,682.79	Yes	0.12376%	-	
11	4238021026	1716 Main Street LLC	\$6,359.92	Yes	0.46772%	-	
12	4226013016	2015 Pacific Avenue LLC	\$7,532.00	Yes	0.55392%	-	
13	4226013030	2015 Pacific Avenue LLC	\$4,421.40	Yes	0.32516%	-	
14	4238022001	2022 Pacific Avenue LLC	\$6,766.46	Not Cast	-	-	
15	4226008014	23 Windward Avenue LLC	\$7,111.23	Yes	0.52297%	-	
16	4226008023	28 30 Market Street LLC	\$4,647.00	Yes	0.34175%	-	
17	4286030022	305 Ocean Front Walk LLC	\$2,788.79	Not Cast	-	-	
18	4286030023	305 Ocean Front Walk LLC	\$2,671.10	Not Cast	-	-	
19	4286007021	334 Sunset Avenue LLC	\$2,253.86	Not Cast	-	-	
20	4286007020	340 Sunset Avenue LLC	\$2,374.46	Not Cast	-	-	
21	4226013010	35 North Venice Blvd LLC	\$2,244.78	Yes	0.16508%	-	
22	4226009015	40 46 Windward Avenue LLC	\$3,475.17	Yes	0.25557%	-	
23	4286029012	511 OFW LP	\$3,499.08	No	-	0.25733%	
24	4226009014	52 Windward LLC	\$3,995.98	Yes	0.29387%	-	
25	4226013013	55 North Venice Boulevard LLC	\$2,903.02	Yes	0.21349%	-	
26	4226014019	60 North Venice Boulevard LLC	\$2,157.90	Yes	0.15870%	-	
27	4226014034	60 North Venice Boulevard LLC	\$10,363.84	Yes	0.76217%	-	
28	4286007005	612 Hampton Properties LLC	\$3,646.13	Yes	0.26814%	-	
29	4286007029	612 Hampton Properties LLC	\$4,713.07	Yes	0.34661%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
30	4226008008	64 Market Venice LLC	\$2,353.78	Not Cast	-	-	
31	4226014018	64 North Venice Boulevard LLC	\$2,088.86	Yes	0.15362%	-	
32	4226009021	70 Windward Avenue LLC	\$1,939.36	Yes	0.14262%	-	
33	4286009123	700 Main Street Unit 24 Inc	\$407.04	Not Cast	-	-	
34	4286028017	723 Ocean Front Walk LLC	\$8,937.43	Not Cast	-	-	
35	4226007011	73 Market Street LLC	\$8,661.59	Yes	0.63699%	-	
36	4226008011	78 Market Street LLC	\$5,681.01	Not Cast	-	-	
37	4286027010	8 Brooks Ave II LLC	\$8,972.40	Yes	0.65984%	-	
38	4226009022	80 Windward Avenue LLC	\$5,527.19	Not Cast	-	-	
39	4286027007	811 Ocean Front Walk LLC	\$2,364.41	Yes	0.17388%	-	
40	4286012012	812 Main St Inc	\$613.15	Yes	0.04509%	-	
41	4286012034	812 Main St Inc	\$619.79	Yes	0.04558%	-	
42	4286012035	812 Main St Inc	\$5,749.15	Yes	0.42280%	-	
43	4286012038	812 Main St Inc	\$1,623.19	Yes	0.11937%	-	
44	4286027008	815 Ocean Front Walk LLC	\$2,592.93	Yes	0.19069%	-	
45	4286013031	Abbot Kinney Properties LLC	\$4,219.39	Not Cast	-	-	
46	4286013034	Abbot Kinney Properties LLC	\$4,873.10	Not Cast	-	-	
47	4286017033	Abi Karam Dunya K	\$391.85	Not Cast	-	-	
48	4238014007	Ace Marketplace LP	\$13,692.56	No	-	1.00697%	
49	4286009070	Adams Michael S	\$361.59	Yes	0.02659%	-	
50	4286017057	Adams Richard A	\$387.29	Not Cast	-	-	
51	4286017092	Adell Nikolas Tr	\$401.53	No	-	0.02953%	
52	4286004009	ADS CA QRS 11 34 Inc	\$15,714.40	Not Cast	-	-	
53	4286008008	Aeries Hampton LLC	\$1,222.28	Not Cast	-	-	
54	4286009118	Akil Salim & Mara B Trs	\$427.84	Not Cast	-	-	
55	4286009126	Albert Peter C & Jill W Trs	\$496.14	Not Cast	-	-	
56	4286017089	Allerton George C	\$403.53	No	-	0.02968%	
57	4286009105	Alliata Di Montereale Vittorio EtAl & Dialta L O	\$457.44	Not Cast	-	-	
58	4286009106	Alliata Di Montereale Vittorio EtAl & Dialta L O	\$454.24	Not Cast	-	-	
59	4286008007	American Coastal Properties LLC	\$1,050.13	Not Cast	-	-	
60	4226008018	Angelica H LLC	\$1,711.21	Yes	0.12585%	-	
61	4226008024	Angelica H LLC	\$7,825.45	Yes	0.57550%	-	
62	4286009026	Argyropoulos James	\$4,772.05	Not Cast	-	-	
63	4286009001	Argyropoulos James P Tr	\$2,747.98	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
64	4286009022	Argyropoulos James P Tr	\$2,006.87	Not Cast	-	-	
65	4286027015	Arnoldi Charles	\$2,281.61	Not Cast	-	-	
66	4286009067	Arnoldi Charles & Katherine	\$3,724.81	Yes	0.27393%	-	
67	4286008003	Berkson Einn P	\$1,151.31	Not Cast	-	-	
68	4286003020	Berson-Lessin LLC	\$5,812.08	No	-	-	0.42743%
69	4286017066	Betz John M & Heidi Roberts Trs	\$387.29	Yes	0.02848%	-	
70	4226008009	Bill Gerard A Tr	\$2,303.73	Yes	0.16942%	-	
71	4226008015	Bill Gerard A Tr	\$3,405.99	Yes	0.25048%	-	
72	4226008016	Bill Gerard A Tr	\$1,706.37	Yes	0.12549%	-	
73	4286009115	Binen Travis	\$392.64	Yes	0.02888%	-	
74	4286029017	Blu House LLC	\$4,657.68	No	-	-	0.34253%
75	4286028001	Boardwalk Sunset LLC	\$13,996.27	No	-	-	1.02931%
76	4226007009	Bojo LLC	\$2,212.28	Not Cast	-	-	
77	4238021001	Bofeld David	\$7,637.40	Yes	0.56167%	-	
78	4286009128	Brennan Neal	\$496.94	Not Cast	-	-	
79	4286017031	Brody Andrew M	\$387.29	Not Cast	-	-	
80	4286009040	Buecker Bradley & Robyn Trs	\$258.23	Yes	0.01899%	-	
81	4286009085	Buxie Richard & Ann Trs	\$361.75	Not Cast	-	-	
82	4286008002	Cagnolatti Randy & Patricia Trs	\$1,156.81	Not Cast	-	-	
83	4286008009	Carbo Javier G	\$1,250.17	Not Cast	-	-	
84	4238012001	Cates Horizon Inc	\$3,739.59	Not Cast	-	-	
85	4238012002	Cates Horizon Inc	\$3,500.58	Not Cast	-	-	
86	4286017046	Celice-Murcia Daniel & Marianne Trs	\$387.29	No	-	-	0.02848%
87	4238013001	Chaiq Jung Y & Hoon Ae Trs	\$7,882.62	No	-	-	0.57970%
88	4238013002	Chaiq Jung Y & Hoon Ae Trs	\$2,074.26	No	-	-	0.15254%
89	4238013005	Chaiq Jung Y & Hoon Ae Trs	\$2,509.65	No	-	-	0.18456%
90	4286009075	Chaix Marie	\$360.55	Not Cast	-	-	
91	4286009049	Chamales Gerald & Kathleen Trs	\$304.07	Yes	0.02236%	-	
92	4286009063	Chamales Gerald & Kathleen Trs	\$283.91	Yes	0.02088%	-	
93	4286017027	Chase Daniel & Nailby Hilton / Scott Lord Co-Tr	\$387.29	Not Cast	-	-	
94	4286030013	Checkmate LP	\$9,813.54	Not Cast	-	-	
95	4286010029	Chevalier Lori M Tr	\$3,173.67	Yes	0.23340%	-	
96	4286012039	Chevalier Michael G & Lori Trs	\$4,722.87	Yes	0.34733%	-	
97	4226001900	City of Los Angeles	\$51,978.98	Yes	3.82262%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
98	4226001901	City of Los Angeles	\$30,484.93	Yes	2.24191%	-	
99	4226002900	City of Los Angeles	\$71,432.90	Yes	5.25329%	-	
100	4238002900	City of Los Angeles	\$27,614.22	Yes	2.03079%	-	
101	4238014900	City of Los Angeles	\$7,440.29	Yes	0.54717%	-	
102	4238018900	City of Los Angeles	\$62,098.43	Yes	4.56682%	-	
103	4238024900	City of Los Angeles	\$16,166.65	Yes	1.18892%	-	
104	4238024902	City of Los Angeles	\$8,215.66	Yes	0.60419%	-	
105	4238024903	City of Los Angeles	\$2,943.42	Yes	0.21646%	-	
106	4238024905	City of Los Angeles	\$2,629.74	Yes	0.19340%	-	
107	4238024906	City of Los Angeles	\$1,314.87	Yes	0.09670%	-	
108	4238024907	City of Los Angeles	\$24,976.40	Yes	1.83680%	-	
109	4238024908	City of Los Angeles	\$4,069.87	Yes	0.29930%	-	
110	4238024909	City of Los Angeles	\$703.20	Yes	0.05171%	-	
111	4238024910	City of Los Angeles	\$1,314.87	Yes	0.09670%	-	
112	4238024911	City of Los Angeles	\$4,456.56	Yes	0.32774%	-	
113	4238025901	City of Los Angeles	\$4,073.60	Yes	0.29958%	-	
114	4238025902	City of Los Angeles	\$22,171.43	Yes	1.63052%	-	
115	4238025903	City of Los Angeles	\$6,582.00	Yes	0.48405%	-	
116	4286027902	City of Los Angeles	\$17,050.35	Yes	1.25391%	-	
117	4286028902	City of Los Angeles	\$13,038.98	Yes	0.95891%	-	
118	4286029902	City of Los Angeles	\$17,922.96	Yes	1.31808%	-	
119	4286030903	City of Los Angeles	\$26,849.63	Yes	1.97457%	-	
120	4288029900	City of Los Angeles	\$1,074.75	Yes	0.07904%	-	
121	4286017032	Cole Vivian D	\$391.85	Not Cast	-	-	Ballot received late.
122	4286003019	Congregation Mishkon Tefilo Ch	\$6,496.00	Not Cast	-	-	
123	4286009100	Cooper Matthew	\$432.64	Not Cast	-	-	
124	4286006038	Cooper Ryan	\$705.59	No	-	0.05189%	
125	4286009081	Cotton Rebecca A	\$321.19	Not Cast	-	-	
126	4286009057	Crawford Veronica R	\$251.59	Not Cast	-	-	
127	4286017086	Deutsch Susan	\$404.17	No	-	0.02972%	
128	4238011031	Dill Guy & Mary A Trs	\$6,437.20	No	-	0.47340%	
129	4238011036	Dill Guy & Mary A Trs	\$9,022.88	No	-	0.66356%	
130	4286009132	Dosch John	\$483.58	Not Cast	-	-	
131	4286006037	Dovey James A & Stacy L Trs	\$707.19	No	-	0.05201%	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
132	4286003010	Dunes Development LLC	\$1,588.03	Not Cast	-	-	
133	4286009073	Eberth Linda & Marian Mnsryg	\$328.47	Yes	0.02416%	-	
134	4238010011	Eliot Jefferson & Kendell Shaffer	\$2,207.52	No	-	0.16234%	
135	4226014031	Epstein Louis H & Kim A	\$1,723.59	No	-	0.12676%	
136	4286009078	Evans Katherine A	\$354.15	Not Cast	-	-	
137	4286009043	Fair Harbor Fund LLC	\$258.23	Yes	0.01899%	-	
138	4286009009	Farnham Robert Tr	\$1,616.58	Not Cast	-	-	
139	4286017079	Farr Edward L	\$404.17	Not Cast	-	-	
140	4286006042	Fishman William F	\$707.19	Not Cast	-	-	
141	4238011011	Flinkman Ruth E & Linda Co-Tr	\$6,656.00	No	-	0.48949%	
142	4238011033	Flinkman Ruth E & Linda Co-Tr	\$4,336.00	No	-	0.31888%	
143	4286017049	Fouladgar Amir A	\$387.29	Not Cast	-	-	
144	4286006013	Fourth Ave Ltd Ptnshp	\$3,583.00	Not Cast	-	-	
145	4286006035	Fourth Avenue Ltd Partnership	\$6,672.02	No	-	0.49067%	
146	4286009048	Freed Lance R Tr & C Casanova Tr	\$291.35	Not Cast	-	-	
147	4238011027	Fritsch Larry	\$2,159.60	Not Cast	-	-	
148	4286008006	Gardner Marc	\$1,126.67	Yes	0.08286%	-	
149	4286009044	Gardner Marc	\$258.23	Yes	0.01899%	-	
150	4286017067	Garza Cristina M	\$387.29	Not Cast	-	-	
151	4226009012	Gayle Marvin & Dorothy Trs	\$2,042.48	Not Cast	-	-	
152	4226009013	Gayle Marvin & Dorothy Trs	\$1,848.28	Not Cast	-	-	
153	4286027016	Gehry Frank O	\$2,297.93	Not Cast	-	-	
154	4286027017	Gehry Frank O	\$2,293.13	Not Cast	-	-	
155	4286027019	Gehry Frank O & Berta A / Charles Arnoldi	\$2,294.57	Not Cast	-	-	
156	4286027018	Gehry Frank O & Charles Arnoldi	\$2,296.65	Not Cast	-	-	
157	4286029013	Gingerbread Court LP	\$6,375.84	No	-	0.46889%	
158	4286009074	Glendon Spencer P & Lisa Y Tung	\$328.47	Not Cast	-	-	
159	4286009042	Glick Janine S Tr	\$258.23	Not Cast	-	-	
160	4238011005	Gold Betty Tr	\$6,621.52	No	-	0.48696%	
161	4226007001	Goodfader Mary Tr	\$8,860.13	Yes	0.65159%	-	
162	4286009116	Goodman Brandon	\$368.64	Not Cast	-	-	
163	4238011043	Grady Michael	\$1,434.99	No	-	0.10553%	
164	4286009052	Great Plains Trust Company Tr	\$304.07	Not Cast	-	-	
165	4286009086	Green Jennifer	\$361.75	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
166	4286028010	Gregory Frederick P	\$2,521.80	Not Cast	-	-	
167	4286009101	Guidotti Judy M Tr	\$410.24	No	-	0.03017%	
168	4286017042	Gunderman Kenneth & Jodi Trs	\$387.29	Not Cast	-	-	
169	4286003007	Hamada Leiko Tr	\$4,288.08	No	-	0.31535%	
170	4286008001	Hamilton Henrietta A Tr & Herman Hamilton	\$3,147.99	Not Cast	-	-	
171	4238010012	Hamlin Larry R	\$2,428.82	No	-	0.17862%	
172	4238011014	Hammer Melvyn B & Linda McKeown-Hammer	\$2,342.24	No	-	0.17225%	
173	4286017044	Harris Jacquelyn	\$387.29	Not Cast	-	-	
174	4226010001	Herrera Marc D & Elaine Alexander	\$8,451.84	No	-	0.62156%	
175	4226007007	Hoffman Jack V	\$2,200.28	Yes	0.16181%	-	
176	4226008010	Hoffman Jack V	\$2,252.64	Yes	0.16566%	-	
177	4238011004	Hoffman Jack V	\$4,346.24	Yes	0.31963%	-	
178	4286009093	Hoeker West T	\$347.51	Yes	0.02556%	-	
179	4226013009	Hoy Kerrin / Ben & Sharon Hoy Trs	\$2,152.70	No	-	0.15831%	
180	4286009045	Huarte Anne M	\$258.23	Not Cast	-	-	
181	4286009054	Hunsaker David C & Annie Calkins	\$283.91	Yes	0.02088%	-	
182	4286017048	Husar Linda S	\$407.69	Not Cast	-	-	
183	4286017034	Jacobs William J & Richard Jacobs	\$387.29	No	-	0.02848%	
184	4286009122	Jain Priya	\$411.04	Not Cast	-	-	
185	4286017051	Jay Alice	\$387.29	Not Cast	-	-	
186	4286028002	JEMA OFW LLC	\$3,918.96	No	-	0.28821%	
187	4286030001	Jewish Federation Council	\$5,868.64	Yes	0.43159%	-	
188	4286030002	JSB Properties Inc	\$6,346.93	Yes	0.46676%	-	
189	4286030003	JSB Properties Inc	\$2,629.61	Yes	0.19339%	-	
190	4286017064	Juliano Anita & David	\$387.29	Not Cast	-	-	
191	4286017030	Kahn Brian	\$387.29	No	-	0.02848%	
192	4286017038	Kamins Philip J	\$387.29	Not Cast	-	-	
193	4286017058	Kapadia Rishi M & Madhukar B	\$387.29	Not Cast	-	-	
194	4286009131	Keegan Robert J & Marilyn Trs	\$497.10	No	-	0.03656%	
195	4238011026	Keister Paul	\$2,230.16	Not Cast	-	-	
196	4286009103	Kennedy Adam S	\$419.04	Not Cast	-	-	
197	4286017060	Khazai Shariar & Izabela Esphahani	\$387.29	Not Cast	-	-	
198	4226006004	Klevitz Jules & Bagdasarian L G	\$9,154.85	Not Cast	-	-	Ballot not properly completed.
199	4226011032	Kim Jenny H Eva & Susan Choi	\$7,638.20	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
200	4286017053	Kirk Christopher W	\$387.29	No	-	0.02848%	
201	4286009102	Kirwan Nicole S	\$437.44	Not Cast	-	-	
202	4238011012	Kitchen Elizabeth F Tr	\$4,273.52	No	-	0.31428%	
203	4238011013	Kitchen Elizabeth F Tr	\$2,004.00	No	-	0.14738%	
204	4286009038	Kleimo August	\$291.35	Not Cast	-	-	
205	4286017082	Klein Kevin	\$403.53	Not Cast	-	-	
206	4238014016	Kleinman Alan N Tr	\$8,962.48	Not Cast	-	-	
207	4286003001	Klemmer Robert E & Toshiko	\$2,977.65	No	-	0.21898%	
208	4286009091	KND Properties 76 LLC	\$342.15	Yes	0.02516%	-	
209	4226007006	Kohner Alexander Tr & Melissa Kohner	\$2,181.08	Not Cast	-	-	
210	4286009114	Koudsi John C & Natalia N Trs	\$459.04	Not Cast	-	-	
211	4238011022	Kuel William R	\$2,199.84	No	-	0.16178%	
212	4286017045	Kuo Renee C	\$387.29	No	-	0.02848%	
213	4286017026	Kuwata Kai T Tr	\$406.89	No	-	0.02992%	
214	4238002902	LA Unified School District	\$24,020.88	Not Cast	-	-	
215	4286009089	Lalonde Donald J & Rosemary J	\$356.71	Not Cast	-	-	
216	4286009087	Landers L Jordan Tr	\$356.71	Not Cast	-	-	
217	4286030017	Lapique LLC	\$833.26	Not Cast	-	-	
218	4286030018	Lapique LLC	\$916.46	Not Cast	-	-	
219	4286030019	Lapique LLC	\$940.46	Not Cast	-	-	
220	4238011016	Later Properties LLC	\$2,984.00	Not Cast	-	-	
221	4286009130	Lee Joey	\$496.94	Yes	0.03655%	-	
222	4238011030	Lee Jung W	\$4,516.00	Not Cast	-	-	
223	4226010022	Lee Tae M & Eui S Trs	\$3,980.96	Not Cast	-	-	
224	4286017072	Leininger Robert W & Colleen Perry	\$421.85	No	-	0.03102%	
225	4286017056	Lentz Alec H	\$387.29	Not Cast	-	-	
226	4286009092	Level Five Vegan LLC	\$342.15	Not Cast	-	-	
227	4226014032	Levi Leila J	\$1,725.27	No	-	0.12688%	
228	4226014030	Levine Cary M	\$1,725.27	Not Cast	-	-	
229	4286009107	Levinson Gary H Tr	\$452.64	No	-	0.03329%	
230	4286028016	Liss Jason I	\$2,509.14	Not Cast	-	-	
231	4286007019	Logan-Zimmer Bonnie Tr	\$2,385.20	Not Cast	-	-	
232	4286028013	Lufkin Robert B & Zheng Li	\$2,409.66	No	-	0.17721%	
233	4238012006	Main & Market LLC	\$7,918.87	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Total Vote	% Yes of ballots	% No of ballots	Comments
234	4286003016	Main Street Studios LLC	\$3,226.28	No	-	0.23727%	
235	4286003021	Main Street Studios LLC	\$6,165.04	No	-	0.45339%	
236	4286017083	Makino Tsutomu	\$401.53	Not Cast	-	-	
237	4286017055	Manheim Alison I Tr	\$391.85	Yes	0.02882%	-	
238	4286009058	Mansfield Scott & Jere Rae-Mansfield / Nichole	\$251.59	Not Cast	-	-	Ballot not properly completed.
239	4286017065	Maramba Maripaz Tr	\$387.29	Not Cast	-	-	
240	4226009020	Marina Pacific Hotel & Suites LLC	\$29,892.88	Yes	2.19837%	-	
241	4286009012	Marquez Teresa C Tr	\$1,258.00	Not Cast	-	-	
242	4286009013	Marquez Teresa C Tr	\$1,302.80	Not Cast	-	-	
243	4286017074	Marti Jill	\$401.53	No	-	0.029533%	
244	4286009051	Matchett Kari	\$291.35	Not Cast	-	-	
245	4286009104	McKelvey John & Melissa	\$459.04	Not Cast	-	-	
246	4286008010	Medrano Dora	\$2,640.23	Not Cast	-	-	
247	4286017040	Melaugh Coast To Coast Ptrs LLC	\$391.85	Not Cast	-	-	
248	4286010044	Mericos Real Estate Co Inc	\$11,791.22	Yes	0.86715%	-	
249	4238011021	Merthlin LLC	\$2,297.76	Yes	0.16898%	-	
250	4286017076	Messdag Kira & Dustin Healey	\$401.53	Yes	0.02953%	-	
251	4286009062	Meyer Sebastien	\$283.91	Not Cast	-	-	
252	4238011041	Michonski Karin & Michael Wallerstein	\$1,439.95	Yes	0.10590%	-	
253	4238010015	Miletic Jack & Christiane	\$2,268.29	Not Cast	-	-	
254	4286017059	Militello Elizabeth M	\$387.29	No	-	0.02848%	
255	4226010011	Miller Jody M	\$1,896.43	Not Cast	-	-	
256	4286017050	Morten George & Sharon	\$387.29	Not Cast	-	-	Ballot not properly completed.
257	4238012003	MSBV LLC	\$2,067.79	Not Cast	-	-	
258	4238012004	MSBV LLC	\$2,150.09	Not Cast	-	-	
259	4238012005	MSBV LLC	\$2,149.48	Not Cast	-	-	
260	4286015900	MTA	\$35,933.09	Yes	2.64258%	-	
261	4238014006	Mullen William Sr & Doris Trs / Eagle One Inc	\$14,646.22	Not Cast	-	-	
262	4286012044	Murez James & Melanie	\$1,352.80	Not Cast	-	-	
263	4286012045	Murez James & Melanie	\$1,112.74	Not Cast	-	-	
264	4286009018	Murphy Brian Tr	\$4,011.08	Not Cast	-	-	
265	4226010023	Nakash Brothers Realty	\$6,680.56	Not Cast	-	-	
266	4286009055	Narmi Steve & Suzanne Allaire	\$251.59	Not Cast	-	-	
267	4286017039	Nanji Ameeta	\$391.85	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
268	4286009109	Nayasargian Andre Tr	\$444.64	Not Cast	-	-	
269	42860117084	Navon David D & Virginia O Araya-Navon	\$401.53	Yes	0.02953%	-	
270	4226013007	Nazzarian Shulamit Tr	\$4,728.58	Yes	0.34775%	-	
271	42380111028	Neidlinger John C	\$2,156.64	Not Cast	-	-	
272	4286009129	Newman David W & Mahnaz N Trs	\$496.94	No	-	0.03655%	
273	4286017068	Nicholson John J Tr	\$387.29	Not Cast	-	-	
274	4226013011	North Venice Blvd Gallery Ptnshp	\$2,209.90	No	-	0.16252%	
275	4226013012	North Venice Blvd Gallery Ptnshp	\$2,209.90	No	-	0.16252%	
276	4286030012	Northwestern Engineering Company	\$8,127.65	Not Cast	-	-	
277	4286017077	Nott Benjamin G	\$401.53	Not Cast	-	-	
278	4286030006	O'Donnell Adrienne M Tr & Antoinette Bill	\$6,267.59	No	-	0.46093%	
279	4226008001	Ocean Walk Properties Ltd	\$5,432.88	Yes	0.39954%	-	
280	4226008002	Ocean Walk Properties Ltd	\$2,069.80	Yes	0.15222%	-	
281	4226008012	Ocean Walk Properties Ltd	\$2,415.00	Yes	0.17760%	-	
282	4226008013	Ocean Walk Properties Ltd	\$9,110.00	Yes	0.66996%	-	
283	4226008022	Ocean Walk Properties Ltd	\$345.00	Yes	0.02537%	-	
284	4286009094	Ochikubo Craig F & Razzieh Roufoogaran Trs	\$347.51	No	-	0.02556%	
285	4286009134	Offspring LLC	\$532.38	Yes	0.03915%	-	
286	4286008004	OK LLC	\$1,140.42	Not Cast	-	-	
287	4286007001	Okulick John A & Marlene J Trs	\$4,407.68	No	-	0.32415%	
288	4226005001	One B LLC	\$8,927.97	Yes	0.65658%	-	
289	4286008005	Padilla Isabel G Tr	\$1,134.92	Not Cast	-	-	
290	4286027014	Park Plaza Partnership	\$13,857.28	Yes	1.01909%	-	
291	4286006039	Patel Mona	\$705.59	No	-	0.05189%	
292	4286017078	Pelissier Coletta & Svetlana Dubovik	\$404.17	Not Cast	-	-	
293	4286017080	Pelton Debra L Tr & Jon Johannessen	\$401.53	Yes	0.02953%	-	
294	4238013004	Perloff Bernard Tr EtAl / Rosenfield Properties	\$2,535.64	No	-	0.18648%	
295	4286017087	Post Charles J & Anna Hamilton-Phelan Trs	\$401.53	Not Cast	-	-	
296	4286017085	Prestige Realty LLC	\$404.17	Not Cast	-	-	
297	4286009113	Protean Image Group Inc	\$438.24	Not Cast	-	-	
298	4286006034	Public Storage Institutional Fund II	\$45,421.34	Not Cast	-	-	
299	4286017062	Purzycki Roseanna L Tr	\$391.85	Not Cast	-	-	
300	4286009050	Quintero Nelson & Yueh Chuan Pan	\$291.35	Not Cast	-	-	
301	4238011029	Ragsdale Kevin	\$2,182.24	No	-	0.16049%	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
302	4286017088	Reda John & Carol / Michael & Mary Flynn	\$401.53	Not Cast	-	-	
303	4286017069	Rehoff Edythe H / Chien & Mary Huang	\$412.65	No	-	0.03035%	
304	4286017041	Reynolds Robert	\$387.29	No	-	0.02848%	
305	4286009117	Ricagni Leonardo & Noel Rippe	\$446.24	Not Cast	-	-	
306	4286004002	Richilar Partnership	\$9,550.73	Yes	0.70238%	-	
307	4286004004	Richilar Partnership	\$4,065.01	Yes	0.29895%	-	
308	4286004006	Richilar Partnership	\$19,525.52	Yes	1.43594%	-	
309	4286005010	Richilar Partnership	\$37,043.79	Yes	2.72426%	-	
310	4286005011	Richilar Partnership	\$17,310.64	Yes	1.27305%	-	
311	4286006015	Richilar Partnership	\$3,852.25	Yes	0.28330%	-	
312	4286006016	Richilar Partnership	\$1,588.80	Yes	0.11684%	-	
313	4286006018	Richilar Partnership	\$3,596.00	Yes	0.26446%	-	
314	4226009001	RMJD Partnership LP	\$14,963.79	Yes	1.10046%	-	
315	4226009019	RMJD Partnership LP	\$5,540.29	Yes	0.40744%	-	
316	4238011015	Roderick-Jones Alan & Rachel	\$3,662.56	No	-	0.26935%	
317	4286006041	Rofel Justin	\$705.59	Not Cast	-	-	
318	4238011008	Roley LLC	\$2,194.40	Yes	0.16138%	-	
319	4286003008	Rose Studios LLC	\$2,513.82	Not Cast	-	-	
320	4286003009	Rose Studios LLC	\$4,755.94	Not Cast	-	-	
321	4286010036	Rosenberg Max N Co-Tr	\$4,347.18	Not Cast	-	-	
322	4286003011	Rosenfield Harold A Co-Tr EtAl / B Perloff Tr	\$2,819.72	No	-	0.20737%	
323	4286004007	Rosenfield Harold A Co-Tr EtAl / B Perloff Tr	\$7,662.16	No	-	0.56349%	
324	4238014009	Rosenfield Properties LLC / Bernard Perloff Tr	\$2,576.88	No	-	0.18951%	
325	4286017090	Rosner Harris	\$401.53	Not Cast	-	-	
326	4286017091	Rosner Harris	\$401.53	Not Cast	-	-	
327	4286009041	Ross Matthew & Phyllis Grant	\$258.23	Not Cast	-	-	
328	4286009035	Rossman Ruth Family Partnership	\$2,957.60	Not Cast	-	-	
329	4286009090	Rubinoff Leba & Darlene Haber	\$356.71	Not Cast	-	-	
330	4286009059	Rudner Lanny	\$250.95	Yes	0.01846%	-	
331	4286009127	Russell Thomas & Deborah Trs	\$500.62	Yes	0.03682%	-	
332	4286009047	Russo Giorgia	\$291.35	No	-	0.02143%	
333	4286017035	Salem Ciema L	\$387.29	Not Cast	-	-	
334	4286009056	Saraf Anjali K Tr	\$250.95	Yes	0.01846%	-	
335	4286017061	Sauer Thomas L & Victoria L / Thomas R Sauer	\$391.85	No	-	0.02882%	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
336	4226007023	Scharff Simone Tr & Kurt Simon Tr	\$9,285.02	Yes	0.68284%	-	
337	4226004001	Scharff Alexandra M Tr	\$22,495.68	Not Cast	-	-	
338	4226003037	Scharff Simone H Et Al & Kurt Simon Tr	\$5,612.75	Yes	0.41277%	-	
339	4226010019	Scharff Simone Tr	\$2,139.60	Not Cast	-	-	
340	4226010020	Scharff Simone Tr	\$2,017.20	Not Cast	-	-	
341	4226010021	Scharff Simone Tr	\$6,033.13	Not Cast	-	-	
342	4286009080	Schild Patricia A & Hans H	\$321.83	No	-	0.02367%	
343	4286009072	Schnitt Burkard M & Katrina B	\$361.59	Not Cast	-	-	
344	4286009112	Schreiber Vanessa Tr	\$432.64	Not Cast	-	-	
345	4286012016	Scully Shirley C	\$1,390.44	Not Cast	-	-	
346	4286017071	Semple Kirsty J	\$412.65	Yes	0.03035%	-	
347	4286009135	Shaffer Martin B Co-Tr	\$379.19	Not Cast	-	-	
348	4286030011	Shemaria Joseph	\$2,405.56	Not Cast	-	-	
349	4286017070	Sherman C Todd	\$422.01	Not Cast	-	-	
350	4226008006	Sherman Russell G Tr	\$2,245.44	Non Vote	-	-	
351	4226008007	Sherman Russell G Tr	\$2,280.75	Non Vote	-	-	
352	4286017081	Shohet George A	\$401.53	Not Cast	-	-	
353	4238014017	Silver-Katz Property LLC	\$21,584.96	No	-	1.58739%	
354	4286017052	Silverman William & Gail Trs	\$387.29	Not Cast	-	-	
355	4226013008	Singer Edward Et Al / Howard & Myrna Singer	\$2,159.26	No	-	0.15880%	
356	4286007026	Sienzak Ronald J & Constance Brooks Trs	\$2,404.02	Not Cast	-	-	
357	4238011038	Smith Andrew H	\$1,442.67	Not Cast	-	-	
358	4286007018	Smith Jacqueline Tr	\$2,398.00	Not Cast	-	-	
359	4238013006	Smith Patricia A	\$2,728.00	No	-	0.20062%	
360	4286017063	Smith Roberta J	\$387.29	No	-	0.02848%	
361	4286027013	Snapshot Partners LLC	\$16,028.20	Yes	1.17874%	-	
362	4286009039	Sobolewski Martin J	\$291.35	Not Cast	-	-	
363	4226009016	Sokol Arthur & Frances	\$1,673.29	Yes	0.12306%	-	
364	4226009017	Sokol Arthur & Frances	\$1,673.09	Yes	0.12304%	-	
365	422601902	State Of Calif	\$10,409.51	Yes	0.76553%	-	
366	422601903	State Of Calif	\$20,722.86	Yes	1.52399%	-	
367	4288029906	State Of Calif	\$0.00	Yes	0.00000%	-	
368	4288029909	State Of Calif	\$5,091.40	Yes	0.37443%	-	
369	4288029910	State Of Calif	\$750.58	Yes	0.05520%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
370	4288029914	State Of Calif	\$333.89	Yes	0.02455%	-	
371	4288029916	State Of Calif	\$0.00	Yes	0.00000%	-	
372	4286017036	Steimmetz Carolyn L Tr	\$387.29	Not Cast	-	-	
373	4238010010	Steinberg Herbert & Margaret Trs	\$2,193.92	No	-	0.16134%	
374	4286030009	Stone Robert A & Nancy K Trs	\$2,667.57	No	-	0.19618%	
375	4286009133	Stremmel Peter & Turkey Trs	\$506.78	Yes	0.03777%	-	
376	4226007008	Summers Andrew	\$2,290.76	Not Cast	-	-	
377	4286007015	Sunset Studios LLC	\$6,760.00	Yes	0.49714%	-	
378	4286007025	Sunset Studios LLC	\$6,760.00	Yes	0.49714%	-	
379	4286009088	Swanson Daniel G & Anita L	\$356.71	Not Cast	-	-	
380	4286009136	Tabori Michel	\$326.07	Not Cast	-	-	
381	4226014033	Tang Brianne & Arianne	\$1,723.59	Not Cast	-	-	
382	4238011040	TB Venice LLC	\$1,439.95	No	-	0.10590%	
383	4238011042	TB Venice LLC	\$1,434.99	No	-	0.10553%	
384	4286009111	Tenkoff Karen E	\$436.64	Non Vote	-	-	
385	4286009110	Thomas Dominic & Erin Cooney	\$437.44	Not Cast	-	-	
386	4238011039	Thomas Krista D	\$1,442.67	Not Cast	-	-	
387	42860228020	Thornton Venice Owner LLC	\$2,219.33	Yes	0.16321%	-	
388	42860228021	Thornton Venice Owner LLC	\$2,500.13	Yes	0.18386%	-	
389	42860228022	Thornton Venice Owner LLC	\$2,472.13	Yes	0.18180%	-	
390	42860228023	Thornton Venice Owner LLC	\$2,436.13	Yes	0.17916%	-	
391	42860228024	Thornton Venice Owner LLC	\$2,516.93	Yes	0.18510%	-	
392	42860228025	Thornton Venice Owner LLC	\$1,930.06	Yes	0.14194%	-	
393	42860228026	Thornton Venice Owner LLC	\$2,379.89	Yes	0.17502%	-	
394	42860228027	Thornton Venice Owner LLC	\$2,421.49	Yes	0.17808%	-	
395	42860228028	Thornton Venice Owner LLC	\$2,435.09	Yes	0.17908%	-	
396	42860228029	Thornton Venice Owner LLC	\$2,430.29	Yes	0.17873%	-	
397	42860228030	Thornton Venice Owner LLC	\$2,374.29	Yes	0.17461%	-	
398	42860228031	Thornton Venice Owner LLC	\$2,347.09	Yes	0.17261%	-	
399	4238010013	Thriff Jean T Tr	\$5,856.66	No	-	0.43071%	
400	4238013003	Tohidi Sascha	\$2,463.69	No	-	0.18118%	
401	4238011034	Tomeoni Vania Tr	\$5,543.99	No	-	0.40771%	
402	4238011035	Tomeoni Vania Tr	\$4,097.60	No	-	0.30134%	
403	4286009125	Tonkin Robert J Tr	\$535.34	No	-	0.03937%	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
404	4286017073	Tose Andrea Tr	\$401.53	No	-	0.02953%	
405	4286017075	Tossani Riccardo	\$403.53	No	-	0.02968%	
406	4238010016	Treager Louis V	\$2,150.52	No	-	0.15815%	
407	4226007010	Tree Room LLC	\$4,436.56	Yes	0.32627%	-	
408	4286009031	Trumpower Max	\$44.00	Not Cast	-	-	Ballot not properly completed.
409	4286012029	Trumpower Max N & Jeanne Rosenberg	\$638.57	Not Cast	-	-	Ballot not properly completed.
410	4286009084	Tullock Joyce P Tr & J Tullock Tr	\$361.75	Not Cast	-	-	
411	4286017029	Turo James S	\$387.29	Not Cast	-	-	
412	4238011006	Twinstar LLC	\$4,420.00	Not Cast	-	-	
413	4238011007	Twinstar LLC	\$2,172.00	Not Cast	-	-	
414	4286009071	Utopia 3000 LLC	\$368.15	Not Cast	-	-	
415	4286009061	Van Vliet Jason & Simona	\$283.91	Not Cast	-	-	
416	4286009108	Vartanian Garner & Edith Navasardian	\$447.84	Not Cast	-	-	
417	4226014024	Venice Beach Seaside Rentals LLC	\$2,222.54	Yes	0.16345%	-	
418	4226006002	Venice Beach Suites LLC	\$3,614.93	Yes	0.26585%	-	
419	4226003001	Venice Breeze Suites LLC	\$7,226.64	Yes	0.53146%	-	
420	4226011033	Venice OFW Investments LLC	\$8,734.56	Yes	0.64235%	-	
421	4226011034	Venice OFW Investments LLC	\$3,460.12	Yes	0.25446%	-	
422	4286017047	Venice Renaissance LLC	\$1,175.21	Not Cast	-	-	
423	4286017093	Venice Renaissance LLC	\$8,682.29	Not Cast	-	-	
424	4226005004	Venice Waldorf LLC EtAl & BLD Assoc III Ltd	\$7,538.96	Yes	0.55443%	-	
425	4226005023	Venice Waldorf LLC EtAl & BLD Assoc III Ltd	\$5,617.07	Yes	0.41309%	-	
426	4226009018	Venice Windward LLC	\$5,784.84	Yes	0.42543%	-	
427	4286017037	Vinters Harry V Tr	\$387.29	No	-	0.02848%	
428	4226013006	Walker Venice Properties LLC	\$6,248.90	Not Cast	-	-	
429	4286009121	Ward Amy	\$412.64	Yes	0.03035%	-	
430	4286017028	Washington David O	\$387.29	No	-	0.02848%	
431	4238014003	Webster Roger & Jean-Marie Trs	\$1,395.28	No	-	0.10261%	
432	4238014004	Webster Roger & Jean-Marie Trs	\$4,707.38	No	-	0.34619%	
433	4238014005	Webster Roger & Jean-Marie Trs	\$4,732.75	No	-	0.34805%	
434	4286006017	Webster Roger & Jean-Marie Trs	\$2,171.60	No	-	0.15970%	
435	4286007022	Webster Roger & Jean-Marie Trs	\$5,020.00	No	-	0.36918%	
436	4286007023	Webster Roger & Jean-Marie Trs	\$2,110.00	No	-	0.15517%	
437	4286007024	Webster Roger & Jean-Marie Trs	\$4,026.40	No	-	0.29611%	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
438	4286009083	Webster Roger & Jean-Marie Trs	\$361.75	No	-	0.02660%	
439	4238010001	Webster Roger & Jean-Marie Trs / Guy & Leone	\$12,837.30	No	-	0.94408%	
440	4286003003	Webster Roger & Jean-Marie Trs / Thomas	\$1,239.14	No	-	0.09113%	
441	4286003004	Webster Roger & Jean-Marie Trs / Thomas	\$1,239.14	No	-	0.09113%	
442	4286003013	Webster Roger & Jean-Marie Trs / Thomas	\$1,296.74	No	-	0.09536%	
443	4286003014	Webster Roger & Jean-Marie Trs / Thomas	\$1,239.14	No	-	0.09113%	
444	4286003015	Webster Roger & Jean-Marie Trs / Thomas	\$6,452.56	No	-	0.47453%	
445	4286009119	Wechsler Leonard M Tr	\$423.04	Not Cast	-	-	Ballot not properly completed.
446	4286009053	Weedon Thomas R	\$283.91	Not Cast	-	-	Ballot not properly completed.
447	4286006040	Weinman Chad J	\$705.59	Not Cast	-	-	
448	4286009060	Weiss Craig S	\$251.59	Not Cast	-	-	
449	4238010009	White Harry J & Emily Bearling-White	\$2,193.92	Not Cast	-	-	
450	4286009077	Wilson Charlotte R & Geoffrey J Dyer	\$354.15	Not Cast	-	-	
451	4286009120	Wilson Edward S & Jill S	\$422.24	Yes	0.03105%	-	
452	4226008017	Windward Avenue Associates	\$1,709.19	Yes	0.12570%	-	
453	4286017054	Winter-Pasterнак Mavis Tr & C Pasternack Tr	\$391.85	Not Cast	-	-	Ballot not properly completed.
454	4286009124	Woolley Benjamin & Lupe Sanchez	\$486.24	Not Cast	-	-	
455	4226008021	Wurm Moses & Esther	\$8,378.80	Not Cast	-	-	
456	4286017043	Yee Kelvin Co-Tr & Chuan Kao Co-Tr	\$387.29	Not Cast	-	-	
457	4226008003	Yerkovich Anthony H	\$2,144.55	Not Cast	-	-	
458	4226008004	Yerkovich Anthony H	\$2,036.80	Not Cast	-	-	
459	4226008005	Yerkovich Anthony H	\$4,505.60	Not Cast	-	-	
460	4238011017	Younis Esma K Tr	\$4,450.72	No	-	0.32731%	
461	4286009046	Zamora Richard	\$291.35	Yes	0.02143%	-	
462	4286009079	Ziff David & Alan Bell	\$354.15	Yes	0.02604%	-	
463	4226006001	Zlotolow Emanuel D Tr EtAl & E Zlotolow Tr	\$6,338.32	Not Cast	-	-	
TOTALS		347 PROPERTY OWNERS	\$1,851,927.56	\$1,359,774.19	77.07677%	22.92323%	
					\$1,048,069.9	\$311,704.22	
					NON VOTE	YES	NO
					# of ballots:	2	85
					# of parcels:	3	156
							TOTAL
							166
							259



Rita Moreno <rita.moreno@lacity.org>

Fwd: Venice BID

9 messages

Shannon Hoppes <shannon.hoppes@lacity.org>

Wed, Sep 21, 2016 at 10:11 AM

To: Rita Moreno <rita.moreno@lacity.org>, "Paster, Miranda" <miranda.paster@lacity.org>

Can either of you let me know the answers or please call CD 11....Laura said she tried to reach Miranda. I have the letter that looks like it's going out on the 23rd....it's ready for pick up, BTW.

----- Forwarded message -----

From: **Laura McLennan** <laura.mcclennan@lacity.org>

Date: Wed, Sep 21, 2016 at 9:59 AM

Subject: Re: Venice BID

To: Holly Wolcott <holly.wolcott@lacity.org>

Cc: Miranda Paster <miranda.paster@lacity.org>, Debbie DynerHarris <debbie.dynerharris@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>

right...

thx

On Wed, Sep 21, 2016 at 9:35 AM, Holly Wolcott <holly.wolcott@lacity.org> wrote:

I am adding Shannon to the email as i am on jury duty. Thanks

Holly

On Sep 21, 2016 9:34 AM, "Laura McLennan" <laura.mcclennan@lacity.org> wrote:

Morning,

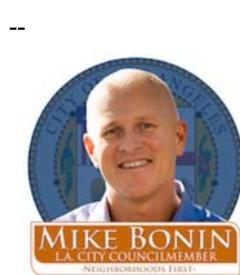
I am told that the Mayor should be signing the Venice BID ordinance today.

Once he does, what are your next steps?

Ballots/Letters get mailed how soon?

within a week or two?

I want to be able to let our folks know when to expect to receive them in the mail...
and tell me again, the ballots have to be out in circulation for 45 days, yes?
by law?



Laura McLennan
Deputy Chief of Staff
Councilmember Mike Bonin
City of Los Angeles
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Rita Moreno <rita.moreno@lacity.org>
To: Shannon Hoppes <shannon.hoppes@lacity.org>
Cc: "Paster, Miranda" <miranda.paster@lacity.org>

Wed, Sep 21, 2016 at 11:35 AM

Just left Laura a message. The notice will go out tomorrow and the public hearing will be held on Nov. 8th (election day). The ballot results and the OOE will go to Council the next day.

On Wed, Sep 21, 2016 at 10:11 AM, Shannon Hoppes <shannon.hoppes@lacity.org> wrote:
Can either of you let me know the answers or please call CD 11....Laura said she tried to reach Miranda. I have the letter that looks like it's going out on the 23rd....it's ready for pick up, BTW.

----- Forwarded message -----

From: **Laura McLennan** <laura.mcclennan@lacity.org>
Date: Wed, Sep 21, 2016 at 9:59 AM
Subject: Re: Venice BID
To: Holly Wolcott <holly.wolcott@lacity.org>
Cc: Miranda Paster <miranda.paster@lacity.org>, Debbie DynerHarris <debbie.dynerharris@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>

right...
thx

On Wed, Sep 21, 2016 at 9:35 AM, Holly Wolcott <holly.wolcott@lacity.org> wrote:

I am adding Shannon to the email as i am on jury duty. Thanks

Holly

On Sep 21, 2016 9:34 AM, "Laura McLennan" <laura.mcclennan@lacity.org> wrote:
Morning,

I am told that the Mayor should be signing the Venice BID ordinance today.

Once he does, what are your next steps?

Ballots/Letters get mailed how soon?
within a week or two?

I want to be able to let our folks know when to expect to receive them in the mail...
and tell me again, the ballots have to be out in circulation for 45 days, yes?
by law?

--

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City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1130

To: Rita Moreno <rita.moreno@lacity.org>

FYI

----- Forwarded message -----

From: **Miranda Paster** <miranda.paster@lacity.org>

Date: Wed, Sep 21, 2016 at 11:01 AM

Subject: Re: Venice BID

To: Laura McLennan <laura.mclennan@lacity.org>

Cc: Holly Wolcott <holly.wolcott@lacity.org>, Debbie DynerHarris <debbie.dynerharris@lacity.org>

Good Morning.

After we get the signed Ordinance of Intention, we add the Public Hearing Date. The Ordinance will be published. We plan to mail out the letters/notices/ballots to the stakeholders tomorrow. The Public Hearing is planned for November 8, 2016

Pursuant to Government Code 53750, the notices of public hearing must be mailed at least 45 days prior to the date of the public hearing.

On Wed, Sep 21, 2016 at 9:33 AM, Laura McLennan <laura.mclennan@lacity.org> wrote:

Morning,

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--
Counting my blessings - Sing and be Happy Today!

http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png

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Shannon Hoppes <shannon.hoppes@lacity.org>

To: Rita Moreno <rita.moreno@lacity.org>, Rosemary Hinkson <rosemary.hinkson@lacity.org>

Fri, Sep 23, 2016 at 10:14 AM

Is it already mailed?

----- Forwarded message -----

From: **Laura McLennan** <laura.mclennan@lacity.org>

Date: Fri, Sep 23, 2016 at 9:58 AM

Subject: Re: Venice BID

To: Holly Wolcott <holly.wolcott@lacity.org>

Cc: Shannon Hoppes <shannon.hoppes@lacity.org>, Miranda Paster <miranda.paster@lacity.org>, Debbie DynerHarris <debbie.dynerharris@lacity.org>, Tara Devine <tara@devine-strategies.com>

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Holly L. Wolcott

Email: holly.wolcott@lacity.org
Phone: [213-978-1020](tel:213-978-1020)



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Of course!

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Holly L. Wolcott

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Phone: [213-978-1020](tel:213-978-1020)



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 **Letter to Property Owners.pdf**
396K

 **Venice Beach 2017 New Public Hearing Notice.pdf**
152K

 **Ballot Instructions 2016.pdf**
435K

 **VB 2016 MDP Summary.pdf**
1515K

Debbie Dyner Harris <debbie.dynerharris@lacity.org>

Fri, Sep 23, 2016 at 3:44 PM

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On Fri, Sep 23, 2016 at 10:31 AM, Holly Wolcott <holly.wolcott@lacity.org> wrote:

Yeah....Shannon is checking but i am guessing its too late.

On Sep 23, 2016 9:59 AM, "Laura McLennan" <laura.mcclennan@lacity.org> wrote:

yes...

thanks

we're just letting our boss know the lay of the land, and hopefully we will not delay.
but if he wants to, what is the drop dead time for us to tell you?

Since Miranda told me that the letter/ballot was being sent out today?

On Fri, Sep 23, 2016 at 9:53 AM, Holly Wolcott <holly.wolcott@lacity.org> wrote:

I do not recommend changing the date to later. This will delay billing and ultimately impact funds available for the BID to start,

On Fri, Sep 23, 2016 at 9:04 AM, Laura McLennan <laura.mcclennan@lacity.org> wrote:

Hi there team City Clerk,

So, is the letter final?

Will you be sending them out today?

My question is about the dates for council public hearing and ballot tabulation ---
what if we push it back to after Thanksgiving?

The days of Nov. 29 and 30th instead of the 8th and 9th?

How does that impact the overall schedule for the BID, should it pass?

thx

--

--



Laura McLennan
Deputy Chief of Staff
Councilmember Mike Bonin
City of Los Angeles
213-473-7011 | www.11thdistrict.com



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--



Holly L. Wolcott

Email: holly.wolcott@lacity.org
Phone: [213-978-1020](tel:213-978-1020)



City Clerk

City of Los Angeles
200 North Spring Street, Rm. 360
Los Angeles, CA 90012



Laura McLennan
Deputy Chief of Staff
Councilmember Mike Bonin
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--
Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office [\(213\) 978-1122](tel:(213)978-1122)
Fax [\(213\) 978-1130](tel:(213)978-1130)



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
310-575-8461 | www.11thdistrict.com



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HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles

CALIFORNIA

SHANNON D. HOPPES
EXECUTIVE OFFICER



OFFICE OF THE
CITY CLERK

NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION
200 N. SPRING STREET, ROOM 224
LOS ANGELES, CA 90012
(213) 978-1099
FAX: (213) 978-1130

MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

ERIC GARCETTI
MAYOR

September 23, 2016

RE: VENICE BEACH BUSINESS IMPROVEMENT DISTRICT PUBLIC NOTICE AND **NEW**
BALLOT

Dear Property Owner:

Concerns have been expressed that some stakeholders or members of the public were not able to voice their views to the City Council during the City Council's public hearing for the consideration of the establishment of the Venice Beach Business Improvement District. To address these concerns and ensure maximum public participation, a new public hearing and ballot process is being initiated.

To begin this new public hearing and ballot process, a new Ordinance of Intention was transmitted to the City Council and approved on September 20, 2016. The Office of the City Clerk is providing you with a summary of the services and programs of the proposed Venice Beach Business Improvement District, a new ballot for your vote (the old ballot does not count), and the Notice of Public Hearing. This new ballot is on yellow paper and replaces your original ballot which was on lilac paper. The new ballot will be tabulated after the close of the new public hearing on November 8, 2016.

Please see the enclosed Notice of Public Hearing and accompanying materials for further information. If you have questions regarding this letter, please contact Rita Moreno at (213) 978-1122 or via email: rita.moreno@lacity.org.

Sincerely,

Miranda Paster
Division Manager
Neighborhood and Business Improvement District Division

Enclosed: Notice of Public Hearing and Attachments

INSTRUCTIONS FOR COMPLETING YOUR BUSINESS IMPROVEMENT DISTRICT ASSESSMENT BALLOT

SAMPLE BALLOT

**Your completed ballot
should contain owner
name, signature, and
date in two separate
locations.**

LOCATION ONE

**BOTH LOCATIONS
ONE & TWO MUST BE
COMPLETED**

LOCATION TWO

OFFICIAL BALLOT
PRINTED: June 7, 2012

City of Long Beach
Office of the City Clerk
Asset Management Division
Business Improvement District Unit
333 West Ocean Blvd
Long Beach, CA 90805

ASSESSMENT BALLOT TO FORM THE
LONG BEACH BID 2012-2016
PROPERTY BASED BUSINESS IMPROVEMENT

(Pursuant to Section 53753 of the California Government Code)

Legal Owner: Property Owner 1

When voting,
please mark
'X' clearly.
Mark one
box only.

Yes. I approve of the establishment of the LONG BEACH BID 2012-2016 property based Business Improvement District, which will result in the assessment of the amount(s) indicated below, on the parcel(s) identified on this ballot. My vote is weighted by the amount of my total proposed assessment: \$10,000.00

No. I disapprove of the establishment of the LONG BEACH BID 2012-2016 property based Business Improvement District. My vote is weighted by the amount of my total proposed assessment: \$10,000.00

Property Owner's Name: **PROPERTY OWNER 1**
Property Owner's or
Duly Authorized Signature: *John Doe*
Title: **PRESIDENT**
Date: **JUNE 20 2012**

STATEMENT OF AUTHORITY TO SIGN THIS BALLOT - (Must be completed by ballot signer)
I, **JOHN DOE**, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed below. This statement is true, correct, and complete to the best of my knowledge as of **06 / 20 / 12**.
BALLOT SIGNER'S SIGNATURE: *John Doe*

APN	Property Address	Proposed Assessment	%
1111111001	1 Main Street	\$10,000.00	0.0546%
Total Amount and %		\$10,000.00	0.0546%

LONG BEACH BID 2012-2016 June 07, 2012 ID: 1

BALLOT INSTRUCTIONS: Property owner(s) **MUST** complete the following steps:

A) REVIEW YOUR BALLOT

- 1) Match your name to the name listed as the legal owner.
- 2) Ensure that the APN numbers and property addresses on your ballot match your property.
- 3) Review the proposed assessment charge(s) and the percentage of the district-wide assessment associated with each individual parcel and for all your properties.
- 4) Consider the options presented on the ballot.

Instructions continue on reverse →

B) MARK YOUR BALLOT

- 1) Fill in the box to either approve or disapprove the proposal listed in the ballot.
- 2) Fill out Property Owner's Name, Property Owner's or Duly Authorized Signature, your title, and the date (*location one*). This section affirms your ballot vote.
- 3) Read the Statement of Authority to Sign This Ballot. Complete the name, date and signature sections (*location two*). This section affirms your authority to vote for the property. (*Please see WHO CAN SIGN section below*)

C) SUBMIT BALLOT

You may submit your ballot in one of the following ways:

- 1) By Mail: **Place your completed ballot in the provided return envelope and mail to:**
200 N. Spring St., Room 224, Los Angeles, CA 90012
- 2) By Facsimile: (213) 978-1130
- 3) In Person: John Ferraro Council Chamber Room 340, City Hall, 200 N. Spring St., Los Angeles, CA 90012

Please note: Your ballot must be received prior to the public hearing scheduled to consider this matter. The date, time, and place of the hearing are included in the accompanying public hearing notice.

Ballots will be weighted according to the financial obligation of the owners of the affected properties.

WHO CAN SIGN THE BALLOT?

The property owner should fill out the assessment ballot. The following guidelines outline who can sign your ballot based on the ownership:

- If the property is owned by an individual, the individual must sign.
- If the property is owned by a corporation, the ballot may be signed for the corporation by any officers pursuant to Corporations Code Section 313 (i.e., the Chairman of the Board, President, or Vice President and the Secretary, any Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer) or pursuant to the by-laws or by resolution of the corporation's Board of Directors.
- If the property is owned by a partnership, any general partner may sign.
- If two or more persons own the property as tenants-in-common, any one tenant-in- common may sign for all.
- If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
- If a property is held by a married couple as community property, both must sign the assessment ballot.

NOTE: In the event that more than one of the record owners of an identified parcel submits an assessment ballot, the amount of the proposed assessment to be imposed upon the identified parcel shall be allocated to each ballot submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown on the record, as established to the satisfaction of the agency by documentation provided by those record owners. (Government Code Section 53753[e][1])

SUMMARY OF THE VENICE BEACH PROPOSED PROPERTY BUSINESS IMPROVEMENT DISTRICT MANAGEMENT PLAN

ASSESSMENTS

The proposed assessment is a new assessment on your property. The proposed levy of assessment was certified by a California Registered Engineer and is described in detail with a narrative description of the services to be provided by the District. The full Management District Plan and Engineer's Report are available for viewing in their entirety online at <http://cityclerk.lacity.org/lacityclerkconnect/> by searching for Council File No. "16-0749" in the Criteria box after selecting "16-0749" from the search results. The Report from City Clerk dated 6/24/2016 contains the full Management District Plan. An electronic copy of the City Council adopted ordinance is also available in Council File No. "16-0749."

The Management District Plan and Engineer's Report are also available for inspection in person. Reference Council File 16-0749 at the City Clerk's Council and Public Services Office, City Hall, Room 395, Los Angeles, California 90012. Copies can also be requested by calling (213) 978-1099 between the hours of 8:00 a.m. and 5:00 p.m., Monday to Friday. Requests received for hard copies of the Management District Plan and Engineer's Report may be subject to the California Public Records Act.

The information below is quoted and/or summarized from the Management District Plan and is provided to meet mandated public hearing noticing requirements, pursuant to Section 53753 of the Government Code:

♦ **"The total amount of the proposed assessment chargeable to the entire district":**

The total District budget for the 2017 year of operation is approximately \$1,871,119. The following budget is listed on pages 4 to 7 of the Management District Plan:

Five (5) Year Budget Projections *

Costs by Category (Special + General Benefit)	2017	2018	2019	2020	2021	Percent
Clean & Safe Programs	\$1,365,917	\$1,434,213	\$1,505,923	\$1,581,220	\$1,660,281	73%
District Identity & Special Projects	\$130,978	\$137,526	\$144,403	\$151,623	\$159,205	7%
Administration & Management	\$374,224	\$392,935	\$412,582	\$433,211	\$454,872	20%
Total Budget	\$1,871,119	\$1,964,674	\$2,062,908	\$2,166,054	\$2,274,358	100%

*Assumes 5% yearly increase on all budget items funded by the Venice Beach Business Improvement District.

Note: Any accrued interest or delinquent payments will be expended in the above categories. Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward.

♦ **"The amount chargeable to the record owner's parcel":** For the first year, the amount applied to the record owner is specified in ownership detail on the attached Assessment Ballot. The full list of all assessed parcels in the District is included beginning on Page 6 of this notice.

(SEE THE ATTACHED **YELLOW** COLORED ASSESSMENT BALLOT, WHICH IS INCORPORATED WITH THIS NOTICE AS IF FULLY INCORPORATED HEREIN)

- ♦ **The duration of the payments**: From page 3 of the Management District Plan: "The District will have a 5-year life beginning January 1, 2017 and ending December 31, 2021."
- ♦ **The reason for the assessment**: As summarized from the Management District Plan, but more specifically from pages 22, 25 and 26: "This special benefit program is designed to attract more commercial customers and clients, employees, tenants and investors which may, in turn, increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments for each commercial/industrial parcel and business within the District...As determined by the District Steering Committee through surveys, discussion and refinement, the top priority for the District...is the 'clean and safe' programming. The second priority...is administration and management...A more distant third priority is district identity and special projects (website, newsletters, social media and other marketing and business attraction and promotion efforts.)...These programs and services support improved commerce, increased employment, business attraction and retention, increased property rental income, and an increase in service-oriented businesses such as restaurants and retail, which represent desired amenities within the District..." The programs are planned to "...improve livability for patrons, visitors, employees and residents within the District by reducing crime, litter and debris, all considered detractions if not contained and properly managed. All services enhance the image and viability of the individually assessed parcels within the District...It was agreed that the priorities should be comprehensively reassessed upon any renewal of the District."

Existing City services will be enhanced, not replaced or duplicated, by District services. The services summarized below will provide special benefit to the parcels located within the District's boundaries.

Please refer to pages 22-26 of the Management District Plan for a detailed narrative of the proposed services, which are summarized below.

A summary of Services and Improvements is as follows:

1. Clean and Safe Programs

The Clean program will encompass all sidewalks, curbs and other rights-of-way of each parcel in the District that will be assessed and will include: sweeping, litter removal, bulky item removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding and the cost of equipment necessary to provide these services.

The Safe program will provide patrol/ambassadorial services for each assessed parcel in the District and includes: personnel on foot, bike, or other vehicles (e.g. Segways, trucks, etc.), ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), emergency assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), escort services and distribution of special bulletins (e.g. street closures, emergency alerts) and the cost of equipment necessary to provide these services.

2. District Identity and Special Projects

District Identity and Special Projects include activities such as the production and distribution of a quarterly newsletter, methods for measuring the level of satisfaction of businesses, employees and customers, and advertising and media exposure. Activities may also include holiday lighting, street banners, wayfinding, art installations and events.

3. Administration and Management

Administration and Management includes activities such as: operations, professional services such as legal, accounting and insurance. It also includes the production of quarterly and annual reports and budgets, the facilitation of regular Owners' Association meetings, and participation in professional peer and best practices forums. A key component is insuring the proper expenditure of District assessment funds consistent with the Management District Plan and in compliance with the City contract.

♦ "The basis upon which the amount of the proposed assessment was calculated":

Annual assessments are based upon an allocation of program costs by assessable footage. Three property assessment variables: building area, lot area, and frontage footage will be used in the calculation. Further, two benefit zones (Zone 1 and Zone 2) have been created due to the level of special benefit that will be derived from the assessment. As a result, each of the variables may be assigned different "weights" or percentage of value based on its relationship to programs or services to be funded. (See page 28 of the Management District Plan). It is noted that condominiums shall be assessed based on actual land area covered, condo building pad area and direct street frontage for each unit. (See page 30 in the Engineer's Report). No parcel that is zoned solely residential will be assessed.

For commercial, industrial and government parcel types, the interactive application of building and land areas and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of District funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from District funded activities.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on BID funded activities such as district identity and special projects. In the opinion of the Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 10% of the total District revenue. Building area will be assessed \$0.08 per square foot.

Lot area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on District funded activities such administration and management. In the opinion of the Assessment Engineer, the targeted weight of this factor, lot area, should generate approximately 20% of the total District revenue. Lot area will be assessed \$0.11 per square foot.

Frontage is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on BID funded activities such as clean and safe programs. In the opinion of the Assessment Engineer, the targeted weight of this factor, frontage, should generate approximately 70% of the total BID revenue. Frontage will be assessed \$29.00 (Zone 1) and \$14.50 (Zone 2) per linear foot.

PROPOSED VENICE BEACH BID SUMMARY

Page 27 of the Management District Plan lists the following proposed assessment methodology for 2017:

Proposed Venice Beach District Assessment Revenue by Source (2017 budget)

	District Totals	Unit	Rate	Total Assessment Revenue
Building	1,951,171	SF	\$0.08	\$156,094
Lot	3,293,946	SF	\$0.11	\$362,334
Frontage	56,965	LF	\$29.00 / \$14.50	\$1,333,980
				\$1,852,408

Zone 1 Assessment Revenue by Source (2017 budget)

	District Totals	Unit	Rate	Total Assessment Revenue
Building	896,513	SF	\$0.08	\$71,721
Lot	1,616,751	SF	\$0.11	\$177,843
Frontage	35,034	LF	\$29.00	\$1,015,971
				\$1,265,535

Zone 2 Assessment Revenue by Source (2017 budget)

	District Totals	Unit	Rate	Total Assessment Revenue
Building	1,054,658	SF	\$0.08	\$84,373
Lot	1,677,195	SF	\$0.11	\$184,491
Frontage	21,932	LF	\$14.50	\$318,008
				\$1,852,408

PROPOSED VENICE BEACH BID SUMMARY

MAP OF THE DISTRICT AND PARCELS AFFECTED

Proposed Venice Beach BID

City of Los Angeles



PROPOSED VENICE BEACH BID SUMMARY

Parcel Number Assessment Roll

Zone	AIN	SA House Number	SA Direction	SA Street Name	SA Unit	Assessment	%
1	4226001900	26	W	MARKET ST		\$51,978.98	2.81%
1	4226001901	NONE		NONE		\$30,484.93	1.65%
1	4226001902	NONE		NONE		\$10,409.51	0.56%
1	4226001903	1502-1522	S	OCEAN FRONT WALK		\$20,722.86	1.12%
1	4226002900	2300		OCEAN FRONT WALK		\$71,432.90	3.86%
1	4226003001	2		BREEZE AVE		\$7,226.64	0.39%
1	4226003004	1011		OCEAN FRONT WALK		\$9,578.61	0.52%
1	4226003037	1007		OCEAN FRONT WALK		\$5,612.75	0.30%
1	4226004001	1101		OCEAN FRONT WALK		\$22,495.68	1.21%
1	4226005001	1201		OCEAN FRONT WALK		\$8,927.97	0.48%
1	4226005004	1217		OCEAN FRONT WALK		\$7,538.96	0.41%
1	4226005023	1211		OCEAN FRONT WALK		\$5,617.07	0.30%
1	4226006001	1301		OCEAN FRONT WALK		\$6,338.32	0.34%
1	4226006002	1305		OCEAN FRONT WALK		\$3,614.93	0.20%
1	4226006003	1307		OCEAN FRONT WALK		\$2,980.13	0.16%
1	4226006004	1313		OCEAN FRONT WALK		\$9,154.85	0.49%
1	4226007001	1401		OCEAN FRONT WALK		\$8,860.13	0.48%
1	4226007002	1415		OCEAN FRONT WALK		\$11,412.02	0.62%
1	4226007006	41		MARKET ST		\$2,181.08	0.12%
1	4226007007	45		MARKET ST		\$2,200.28	0.12%
1	4226007008	51		MARKET ST		\$2,290.76	0.12%
1	4226007009	57		MARKET ST		\$2,212.28	0.12%
1	4226007010	69		MARKET ST		\$4,436.56	0.24%
1	4226007011	73		MARKET ST		\$8,661.59	0.47%
1	4226007023	21		MARKET ST		\$9,285.02	0.50%
1	4226008001	1501		OCEAN FRONT WALK		\$5,432.88	0.29%
1	4226008002	1505		OCEAN FRONT WALK		\$2,069.80	0.11%
1	4226008003	14		MARKET ST		\$2,144.55	0.12%
1	4226008004	34		MARKET ST		\$2,036.80	0.11%
1	4226008005	38		MARKET ST		\$4,505.60	0.24%
1	4226008006	52		MARKET ST		\$2,245.44	0.12%
1	4226008007	60		MARKET ST		\$2,280.75	0.12%
1	4226008008	64		MARKET ST		\$2,353.78	0.13%
1	4226008009	72		MARKET ST		\$2,303.73	0.12%
1	4226008010	76		MARKET ST		\$2,252.64	0.12%
1	4226008011	1501		PACIFIC AVE		\$5,681.01	0.31%
1	4226008012	1509	S	OCEAN FRONT WALK		\$2,415.00	0.13%
1	4226008013	1513	S	OCEAN FRONT WALK		\$9,110.00	0.49%
1	4226008014	23		WINDWARD AVE		\$7,111.23	0.38%
1	4226008015	29		WINDWARD AVE		\$3,405.99	0.18%
1	4226008016	43	E	WINDWARD AVE		\$1,706.37	0.09%
1	4226008017	47	E	WINDWARD AVE		\$1,709.19	0.09%
1	4226008018	51		WINDWARD AVE		\$1,711.21	0.09%
1	4226008021	75		WINDWARD AVE		\$8,378.80	0.45%
1	4226008022	NONE		NONE		\$345.00	0.02%
1	4226008023	20	E	MARKET ST		\$4,647.00	0.25%
1	4226008024	57-67		WINDWARD AVE		\$7,825.45	0.42%
1	4226009001	NONE		NONE		\$14,963.79	0.81%
1	4226009012	66		WINDWARD AVE		\$2,042.48	0.11%
1	4226009013	64		WINDWARD AVE		\$1,848.28	0.10%
1	4226009014	52		WINDWARD AVE		\$3,995.98	0.22%

PROPOSED VENICE BEACH BID SUMMARY

1	4226009015	40		WINDWARD AVE		\$3,475.17	0.19%
1	4226009016	36	E	WINDWARD AVE		\$1,673.29	0.09%
1	4226009017	32	E	WINDWARD AVE		\$1,673.09	0.09%
1	4226009018	20		WINDWARD AVE		\$5,784.84	0.31%
1	4226009019	NONE		NONE		\$5,540.29	0.30%
1	4226009020	1697		PACIFIC AVE		\$29,892.88	1.61%
1	4226009021	70		WINDWARD AVE		\$1,939.36	0.10%
1	4226009022	80		WINDWARD AVE		\$5,527.19	0.30%
1	4226010001	1701		OCEAN FRONT WALK		\$8,451.84	0.46%
1	4226010011	31		18TH AVE		\$1,896.43	0.10%
1	4226010012	1715		PACIFIC AVE		\$2,284.75	0.12%
1	4226010013	NONE		NONE		\$2,030.40	0.11%
1	4226010014	1715		PACIFIC AVE		\$6,075.07	0.33%
1	4226010019	32		17TH AVE		\$2,139.60	0.12%
1	4226010020	32	E	17th AVE		\$2,017.20	0.11%
1	4226010021	1711	S	PACIFIC AVE		\$6,033.13	0.33%
1	4226010022	1713		OCEAN FRONT WALK		\$3,980.96	0.21%
1	4226010023	1733		OCEAN FRONT WALK		\$6,680.56	0.36%
1	4226011032	1801		OCEAN FRONT WALK		\$7,638.20	0.41%
1	4226011033	1815		OCEAN FRONT WALK		\$8,734.56	0.47%
1	4226011034	1809		OCEAN FRONT WALK		\$3,460.12	0.19%
1	4226013006	2017		OCEAN FRONT WALK		\$6,248.90	0.34%
1	4226013007	17	N	VENICE BLVD		\$4,728.58	0.26%
1	4226013008	31	N	VENICE BLVD		\$2,159.26	0.12%
1	4226013009	33	N	VENICE BLVD		\$2,152.70	0.12%
1	4226013010	35	N	VENICE BLVD		\$2,244.78	0.12%
1	4226013011	39	N	VENICE BLVD		\$2,209.90	0.12%
1	4226013012	49	E	VENICE BLVD		\$2,209.90	0.12%
1	4226013013	55	N	VENICE BLVD		\$2,903.02	0.16%
1	4226013016	2015		PACIFIC AVE		\$7,532.00	0.41%
1	4226013030	67	N	VENICE BLVD		\$4,421.40	0.24%
1	4226014018	64	N	VENICE BLVD		\$2,088.86	0.11%
1	4226014019	60	N	VENICE BLVD		\$2,157.90	0.12%
1	4226014024	32	N	VENICE BLVD		\$2,222.54	0.12%
1	4226014030	18	N	VENICE BLVD	NO A	\$1,725.27	0.09%
1	4226014031	18	N	VENICE BLVD	NO B	\$1,723.59	0.09%
1	4226014032	18	N	VENICE BLVD	NO C	\$1,725.27	0.09%
1	4226014033	18	N	VENICE BLVD	NO D	\$1,723.59	0.09%
1	4226014034	NONE		NONE		\$10,363.84	0.56%
2	4238002900	1234	S	PACIFIC AVE		\$27,614.22	1.49%
2	4238002902	1010		ABBOT KINNEY BLVD		\$24,020.88	1.30%
1	4238010001	200		WESTMINSTER AVE		\$12,837.30	0.69%
1	4238010009	233		SAN JUAN AVE		\$2,193.92	0.12%
1	4238010010	235		SAN JUAN AVE		\$2,193.92	0.12%
1	4238010011	237		SAN JUAN AVE		\$2,207.52	0.12%
1	4238010012	238		WESTMINSTER AVE		\$2,428.82	0.13%
1	4238010013	246		WESTMINSTER AVE		\$5,856.66	0.32%
1	4238010014	1340		MAIN ST		\$5,957.02	0.32%
1	4238010015	205		HORIZON AVE		\$2,268.29	0.12%
1	4238010016	207		HORIZON AVE		\$2,150.52	0.12%
1	4238011004	1312		PACIFIC AVE		\$4,346.24	0.23%
1	4238011005	1320		PACIFIC AVE		\$6,621.52	0.36%
1	4238011006	1400		PACIFIC AVE		\$4,420.00	0.24%
1	4238011007	1406		PACIFIC AVE		\$2,172.00	0.12%

PROPOSED VENICE BEACH BID SUMMARY

1	4238011008	1410		PACIFIC AVE		\$2,194.40	0.12%
1	4238011011	1426		PACIFIC AVE		\$6,656.00	0.36%
1	4238011012	123		MARKET ST		\$4,273.52	0.23%
1	4238011013	1419	S	INNES PL		\$2,004.00	0.11%
1	4238011014	1415		INNES PL		\$2,342.24	0.13%
1	4238011015	1411		INNES PL		\$3,662.56	0.20%
1	4238011016	1403		INNES PL		\$2,984.00	0.16%
1	4238011017	1401		INNES PL	UNIT A	\$4,450.72	0.24%
1	4238011021	1313		INNES PL		\$2,297.76	0.12%
1	4238011022	1307		INNES PL		\$2,199.84	0.12%
1	4238011023	1305	S	INNES PL		\$2,004.00	0.11%
1	4238011024	120		WESTMINSTER AVE		\$5,365.76	0.29%
1	4238011026	1312		INNES PL		\$2,230.16	0.12%
1	4238011027	1314		INNES PL		\$2,159.60	0.12%
1	4238011028	1320		INNES PL		\$2,156.64	0.12%
1	4238011029	1322		INNES PL		\$2,182.24	0.12%
1	4238011030	1313		INNES PL		\$4,516.00	0.24%
1	4238011031	1406		MAIN ST		\$6,437.20	0.35%
1	4238011033	1420		PACIFIC AVE		\$4,336.00	0.23%
1	4238011034	1303		MAIN ST		\$5,543.99	0.30%
1	4238011035	1305		MAIN ST		\$4,097.60	0.22%
1	4238011036	1317	S	INNES PL		\$9,022.88	0.49%
1	4238011038	1411	S	MAIN ST	1	\$1,442.67	0.08%
1	4238011039	1411	S	MAIN ST	2	\$1,442.67	0.08%
1	4238011040	1411	S	MAIN ST	3	\$1,439.95	0.08%
1	4238011041	1411	S	MAIN ST	4	\$1,439.95	0.08%
1	4238011042	1411	S	MAIN ST	5	\$1,434.99	0.08%
1	4238011043	1411	S	MAIN ST	6	\$1,434.99	0.08%
1	4238012001	202		HORIZON AVE		\$3,739.59	0.20%
1	4238012002	208		HORIZON AVE		\$3,500.58	0.19%
1	4238012003	1410		MAIN ST		\$2,067.79	0.11%
1	4238012004	1414		MAIN ST		\$2,150.09	0.12%
1	4238012005	1422		MAIN ST		\$2,149.48	0.12%
1	4238012006	1426		MAIN ST		\$7,918.87	0.43%
1	4238013001	1500		MAIN ST		\$7,882.62	0.43%
1	4238013002	1504		MAIN ST		\$2,074.26	0.11%
1	4238013003	209		WINDWARD AVE		\$2,463.69	0.13%
1	4238013004	211		WINDWARD AVE		\$2,535.64	0.14%
1	4238013005	213		WINDWARD AVE		\$2,509.65	0.14%
1	4238013006	215		WINDWARD AVE		\$2,728.00	0.15%
1	4238014003	1510		PACIFIC AVE		\$1,395.28	0.08%
1	4238014004	1512		PACIFIC AVE		\$4,707.38	0.25%
1	4238014005	105		WINDWARD AVE		\$4,732.75	0.26%
1	4238014006	121		WINDWARD AVE		\$14,646.22	0.79%
1	4238014007	185		WINDWARD AVE		\$13,692.56	0.74%
1	4238014009	1602		PACIFIC AVE		\$2,576.88	0.14%
1	4238014016	1500		PACIFIC AVE		\$8,962.48	0.48%
1	4238014017	1601	S	MAIN ST		\$21,584.96	1.17%
1	4238014900	1610, 1608	S	PACIFIC AVE		\$7,440.29	0.40%
2	4238018900	NONE		NONE		\$62,098.43	3.35%
1	4238021001	200		GRAND BLVD		\$7,637.40	0.41%
1	4238021025	205		VENICE WAY		\$1,682.79	0.09%
1	4238021026	1716		MAIN ST		\$6,359.92	0.34%
1	4238022001	2022		PACIFIC AVE		\$6,766.46	0.37%

PROPOSED VENICE BEACH BID SUMMARY

1	4238024900	2102	S	PACIFIC AVE		\$16,166.65	0.87%
1	4238024902	128	E	VENICE BLVD		\$8,215.66	0.44%
1	4238024903	206	N	VENICE BLVD		\$2,943.42	0.16%
1	4238024905	216	E	VENICE BLVD		\$2,629.74	0.14%
1	4238024906	302	E	VENICE BLVD		\$1,314.87	0.07%
1	4238024907	319, (319 E VENICE BLVD)	E	SOUTH VENICE BLVD		\$24,976.40	1.35%
1	4238024908	2106, (200 E VENICE BLVD)	S	CANAL ST		\$4,069.87	0.22%
1	4238024909	NONE		NONE		\$703.20	0.04%
1	4238024910	210	N	VENICE BLVD		\$1,314.87	0.07%
1	4238024911	125	S	VENICE BLVD		\$4,456.56	0.24%
1	4238025901	NONE		NONE		\$4,073.60	0.22%
1	4238025902	NONE		NONE		\$22,171.43	1.20%
1	4238025903	NONE		NONE		\$6,582.00	0.36%
2	4286003001	202		MAIN ST		\$2,977.65	0.16%
2	4286003003	241		HAMPTON DR		\$1,239.14	0.07%
2	4286003004	251		HAMPTON DR		\$1,239.14	0.07%
2	4286003007	213		ROSE AVE		\$4,288.08	0.23%
2	4286003008	217		ROSE AVE		\$2,513.82	0.14%
2	4286003009	219		ROSE AVE		\$4,755.94	0.26%
2	4286003010	259		HAMPTON DR		\$1,588.03	0.09%
2	4286003011	257		HAMPTON DR	APT 0007	\$2,819.72	0.15%
2	4286003013	251		HAMPTON DR		\$1,296.74	0.07%
2	4286003014	241		HAMPTON DR		\$1,239.14	0.07%
2	4286003015	228		MAIN ST		\$6,452.56	0.35%
2	4286003016	224		MAIN ST		\$3,226.28	0.17%
2	4286003019	206		MAIN ST		\$6,496.00	0.35%
2	4286003020	248		MAIN ST		\$5,812.08	0.31%
2	4286003021	212		MAIN ST		\$6,165.04	0.33%
2	4286004002	220		ROSE ST		\$9,550.73	0.52%
2	4286004004	212, (300 S MAIN ST)	E	ROSE ST		\$4,065.01	0.22%
2	4286004006	354		MAIN ST		\$19,525.52	1.05%
2	4286004007	321		HAMPTON DR		\$7,662.16	0.41%
2	4286004009	340	S	MAIN ST		\$15,714.40	0.85%
2	4286005010	300		ROSE AVE		\$37,043.79	2.00%
2	4286005011	350		HAMPTON DR		\$17,310.64	0.93%
2	4286006013	363		4TH AVE		\$3,583.00	0.19%
2	4286006015	364		3RD AVE		\$3,852.25	0.21%
2	4286006016	360		3RD AVE		\$1,588.80	0.09%
2	4286006017	354		3RD AVE		\$2,171.60	0.12%
2	4286006018	346		3RD AVE		\$3,596.00	0.19%
2	4286006034	370	E	ROSE ST		\$45,421.34	2.45%
2	4286006035	345		4TH AVE		\$6,672.02	0.36%
2	4286006037	351		SUNSET AVE	1	\$707.19	0.04%
2	4286006038	351		SUNSET AVE	2	\$705.59	0.04%
2	4286006039	351		SUNSET AVE	3	\$705.59	0.04%
2	4286006040	351		SUNSET AVE	4	\$705.59	0.04%
2	4286006041	351		SUNSET AVE	5	\$705.59	0.04%
2	4286006042	351		SUNSET AVE	6	\$707.19	0.04%
2	4286007001	602		HAMPTON DR		\$4,407.68	0.24%
2	4286007005	618		HAMPTON DR		\$3,646.13	0.20%
2	4286007015	351		VERNON AVE		\$6,760.00	0.36%
2	4286007018	344		SUNSET AVENUE		\$2,398.00	0.13%
2	4286007019	342		SUNSET AVENUE		\$2,385.20	0.13%
2	4286007020	340		SUNSET AVENUE		\$2,374.46	0.13%

PROPOSED VENICE BEACH BID SUMMARY

2	4286007021	334		SUNSET AVENUE		\$2,253.86	0.12%
2	4286007022	320		SUNSET AVENUE		\$5,020.00	0.27%
2	4286007023	318		SUNSET AVENUE		\$2,110.00	0.11%
2	4286007024	314		SUNSET AVENUE		\$4,026.40	0.22%
2	4286007025	350		SUNSET AVE		\$6,760.00	0.36%
2	4286007026	608		HAMPTON DR		\$2,404.02	0.13%
2	4286007029	616		HAMPTON DR		\$4,713.07	0.25%
2	4286008001	702		HAMPTON DR		\$3,147.99	0.17%
2	4286008002	704		HAMPTON DR		\$1,156.81	0.06%
2	4286008003	706		HAMPTON DR		\$1,151.31	0.06%
2	4286008004	708		HAMPTON DR		\$1,140.42	0.06%
2	4286008005	710		HAMPTON DR		\$1,134.92	0.06%
2	4286008006	712		HAMPTON DR		\$1,126.67	0.06%
2	4286008007	714		HAMPTON DR		\$1,050.13	0.06%
2	4286008008	716		HAMPTON DR		\$1,222.28	0.07%
2	4286008009	718		HAMPTON DR		\$1,250.17	0.07%
2	4286008010	720		HAMPTON DR		\$2,640.23	0.14%
2	4286009001	603		HAMPTON DR		\$2,747.98	0.15%
2	4286009009	703		HAMPTON DR		\$1,616.58	0.09%
2	4286009012	719		HAMPTON DR		\$1,258.00	0.07%
2	4286009018	805		HAMPTON DR		\$4,011.08	0.22%
2	4286009022	220		SUNSET AVE		\$2,006.87	0.11%
2	4286009026	202, 204	E	SUNSET AVE		\$4,772.05	0.26%
2	4286009031	NONE		NONE		\$44.00	0.00%
2	4286009035	707		HAMPTON DR		\$2,957.60	0.16%
2	4286009038	615		HAMPTON DR	A101	\$291.35	0.02%
2	4286009039	615		HAMPTON DR	A102	\$291.35	0.02%
2	4286009040	615		HAMPTON DR	A103	\$258.23	0.01%
2	4286009041	615		HAMPTON DR	A104	\$258.23	0.01%
2	4286009042	615		HAMPTON DR	A105	\$258.23	0.01%
2	4286009043	615		HAMPTON DR	A106	\$258.23	0.01%
2	4286009044	615		HAMPTON DR	A107	\$258.23	0.01%
2	4286009045	615		HAMPTON DR	A108	\$258.23	0.01%
2	4286009046	615		HAMPTON DR	A109	\$291.35	0.02%
2	4286009047	615		HAMPTON DR	A110	\$291.35	0.02%
2	4286009048	615		HAMPTON DR	A111	\$291.35	0.02%
2	4286009049	615		HAMPTON DR	A201	\$304.07	0.02%
2	4286009050	615		HAMPTON DR	A202	\$291.35	0.02%
2	4286009051	615		HAMPTON DR	A203	\$291.35	0.02%
2	4286009052	615		HAMPTON DR	A204	\$304.07	0.02%
2	4286009053	615		HAMPTON DR	A301	\$283.91	0.02%
2	4286009054	615		HAMPTON DR	A302	\$283.91	0.02%
2	4286009055	615		HAMPTON DR	A303	\$251.59	0.01%
2	4286009056	615		HAMPTON DR	A304	\$250.95	0.01%
2	4286009057	615		HAMPTON DR	A305	\$251.59	0.01%
2	4286009058	615		HAMPTON DR	A306	\$251.59	0.01%
2	4286009059	615		HAMPTON DR	A307	\$250.95	0.01%
2	4286009060	615		HAMPTON DR	A308	\$251.59	0.01%
2	4286009061	615		HAMPTON DR	A309	\$283.91	0.02%
2	4286009062	615		HAMPTON DR	A310	\$283.91	0.02%
2	4286009063	615		HAMPTON DR	A311	\$283.91	0.02%
2	4286009067	721		HAMPTON DR		\$3,724.81	0.20%
2	4286009070	615		HAMPTON DR	B101	\$361.59	0.02%
2	4286009071	615		HAMPTON DR	B102	\$368.15	0.02%

PROPOSED VENICE BEACH BID SUMMARY

2	4286009072	615		HAMPTON DR	B103	\$361.59	0.02%
2	4286009073	615		HAMPTON DR	B104	\$328.47	0.02%
2	4286009074	615		HAMPTON DR	B105	\$328.47	0.02%
2	4286009075	615		HAMPTON DR	B201	\$360.55	0.02%
2	4286009077	615		HAMPTON DR	B301	\$354.15	0.02%
2	4286009078	615		HAMPTON DR	B302	\$354.15	0.02%
2	4286009079	615		HAMPTON DR	B303	\$354.15	0.02%
2	4286009080	615		HAMPTON DR	B304	\$321.83	0.02%
2	4286009081	615		HAMPTON DR	B305	\$321.19	0.02%
2	4286009083	615		HAMPTON DR	C101	\$361.75	0.02%
2	4286009084	615		HAMPTON DR	C102	\$361.75	0.02%
2	4286009085	615		HAMPTON DR	C103	\$361.75	0.02%
2	4286009086	615		HAMPTON DR	C104	\$361.75	0.02%
2	4286009087	615		HAMPTON DR	C301	\$356.71	0.02%
2	4286009088	615		HAMPTON DR	C302	\$356.71	0.02%
2	4286009089	615		HAMPTON DR	C303	\$356.71	0.02%
2	4286009090	615		HAMPTON DR	C304	\$356.71	0.02%
2	4286009091	NONE		NONE	NONE	\$342.15	0.02%
2	4286009092	NONE		NONE	NONE	\$342.15	0.02%
2	4286009093	615		HAMPTON DR	D301	\$347.51	0.02%
2	4286009094	615		HAMPTON DR	D302	\$347.51	0.02%
2	4286009095	615		HAMPTON DR	B202	\$480.44	0.03%
2	4286009100	700		MAIN ST	NO 1	\$432.64	0.02%
2	4286009101	700		MAIN ST	NO 2	\$410.24	0.02%
2	4286009102	700		MAIN ST	NO 3	\$437.44	0.02%
2	4286009103	700		MAIN ST	NO 4	\$419.04	0.02%
2	4286009104	700		MAIN ST	NO 5	\$459.04	0.02%
2	4286009105	700		MAIN ST	NO 6	\$457.44	0.02%
2	4286009106	700		MAIN ST	NO 7	\$454.24	0.02%
2	4286009107	700		MAIN ST	NO 8	\$452.64	0.02%
2	4286009108	700		MAIN ST	NO 9	\$447.84	0.02%
2	4286009109	700		MAIN ST	NO 10	\$444.64	0.02%
2	4286009110	700		MAIN ST	NO 11	\$437.44	0.02%
2	4286009111	700		MAIN ST	NO 12	\$436.64	0.02%
2	4286009112	700		MAIN ST	NO 13	\$432.64	0.02%
2	4286009113	700		MAIN ST	NO 14	\$438.24	0.02%
2	4286009114	700		MAIN ST	NO 15	\$459.04	0.02%
2	4286009115	700		MAIN ST	NO 16	\$392.64	0.02%
2	4286009116	700		MAIN ST	NO 17	\$368.64	0.02%
2	4286009117	700		MAIN ST	NO 18	\$446.24	0.02%
2	4286009118	700		MAIN ST	NO 19	\$427.84	0.02%
2	4286009119	700		MAIN ST	NO 20	\$423.04	0.02%
2	4286009120	700		MAIN ST	NO 21	\$422.24	0.02%
2	4286009121	700		MAIN ST	NO 22	\$412.64	0.02%
2	4286009122	700		MAIN ST	NO 23	\$411.04	0.02%
2	4286009123	700		MAIN ST	NO 24	\$407.04	0.02%
2	4286009124	700		MAIN ST	NO 25	\$486.24	0.03%
2	4286009125	815	S	HAMPTON ST		\$535.34	0.03%
2	4286009126	815	S	HAMPTON ST	2	\$496.14	0.03%
2	4286009127	815	S	HAMPTON ST	3	\$500.62	0.03%
2	4286009128	815	S	HAMPTON ST	4	\$496.94	0.03%
2	4286009129	815	S	HAMPTON ST	5	\$496.94	0.03%
2	4286009130	815	S	HAMPTON ST	6	\$496.94	0.03%
2	4286009131	815	S	HAMPTON ST	7	\$497.10	0.03%

PROPOSED VENICE BEACH BID SUMMARY

2	4286009132	815	S	HAMPTON ST	8	\$483.58	0.03%
2	4286009133	815	S	HAMPTON ST	9	\$506.78	0.03%
2	4286009134	815	S	HAMPTON ST	10	\$532.38	0.03%
2	4286009135	815	S	HAMPTON ST	10	\$379.19	0.02%
2	4286009136	815	S	HAMPTON ST	10	\$326.07	0.02%
2	4286010029	818		HAMPTON DR		\$3,173.67	0.17%
2	4286010036	826		HAMPTON DR		\$4,347.18	0.23%
2	4286010044	804		HAMPTON DR		\$11,791.22	0.64%
2	4286012012	808		MAIN ST		\$613.15	0.03%
2	4286012016	798		MAIN ST		\$1,390.44	0.08%
2	4286012029	796		MAIN ST		\$638.57	0.03%
2	4286012034	810		MAIN ST		\$619.79	0.03%
2	4286012035	812		MAIN ST		\$5,749.15	0.31%
2	4286012038	NONE		NONE		\$1,623.19	0.09%
2	4286012039	NONE		NONE		\$4,722.87	0.25%
2	4286012044	NONE		NONE		\$1,352.80	0.07%
2	4286012045	NONE		NONE		\$1,112.74	0.06%
2	4286013031	916		MAIN ST		\$4,219.39	0.23%
2	4286013034	900		WASHINGTON BLVD		\$4,873.10	0.26%
2	4286015900	100		SUNSET AVE		\$35,933.09	1.94%
2	4286017026	255		MAIN ST	NO 101	\$406.89	0.02%
2	4286017027	255		MAIN ST	NO 102	\$387.29	0.02%
2	4286017028	255		MAIN ST	NO 103	\$387.29	0.02%
2	4286017029	255		MAIN ST	NO 104	\$387.29	0.02%
2	4286017030	255		MAIN ST	NO 105	\$387.29	0.02%
2	4286017031	255		MAIN ST	NO 106	\$387.29	0.02%
2	4286017032	255		MAIN ST	NO 107	\$391.85	0.02%
2	4286017033	245		MAIN ST	NO 108	\$391.85	0.02%
2	4286017034	245		MAIN ST	NO 109	\$387.29	0.02%
2	4286017035	245		MAIN ST	NO 110	\$387.29	0.02%
2	4286017036	245		MAIN ST	NO 111	\$387.29	0.02%
2	4286017037	245		MAIN ST	NO 112	\$387.29	0.02%
2	4286017038	245		MAIN ST	NO 113	\$387.29	0.02%
2	4286017039	245		MAIN ST	NO 114	\$391.85	0.02%
2	4286017040	235		MAIN ST	NO 115	\$391.85	0.02%
2	4286017041	235		MAIN ST	NO 116	\$387.29	0.02%
2	4286017042	235		MAIN ST	NO 117	\$387.29	0.02%
2	4286017043	235		MAIN ST	NO 118	\$387.29	0.02%
2	4286017044	235		MAIN ST	NO 119	\$387.29	0.02%
2	4286017045	235		MAIN ST	NO 120	\$387.29	0.02%
2	4286017046	235		MAIN ST	NO 121	\$387.29	0.02%
2	4286017047	245		MAIN ST		\$1,175.21	0.06%
2	4286017048	255		MAIN ST	NO 201	\$407.69	0.02%
2	4286017049	255		MAIN ST	NO 202	\$387.29	0.02%
2	4286017050	255		MAIN ST	NO 203	\$387.29	0.02%
2	4286017051	255		MAIN ST	NO 204	\$387.29	0.02%
2	4286017052	255		MAIN ST	NO 205	\$387.29	0.02%
2	4286017053	255		MAIN ST	NO 206	\$387.29	0.02%
2	4286017054	255		MAIN ST	NO 207	\$391.85	0.02%
2	4286017055	245		MAIN ST	NO 208	\$391.85	0.02%
2	4286017056	245		MAIN ST	NO 209	\$387.29	0.02%
2	4286017057	245		MAIN ST	NO 210	\$387.29	0.02%
2	4286017058	245		MAIN ST	NO 211	\$387.29	0.02%
2	4286017059	245		MAIN ST	NO 212	\$387.29	0.02%

PROPOSED VENICE BEACH BID SUMMARY

2	4286017060	245		MAIN ST	NO 213	\$387.29	0.02%
2	4286017061	245		MAIN ST	NO 214	\$391.85	0.02%
2	4286017062	235		MAIN ST	NO 215	\$391.85	0.02%
2	4286017063	235		MAIN ST	NO 216	\$387.29	0.02%
2	4286017064	235		MAIN ST	NO 217	\$387.29	0.02%
2	4286017065	235		MAIN ST	NO 218	\$387.29	0.02%
2	4286017066	235		MAIN ST	NO 219	\$387.29	0.02%
2	4286017067	235		MAIN ST	NO 220	\$387.29	0.02%
2	4286017068	235		MAIN ST	NO 221	\$387.29	0.02%
2	4286017069	235		MAIN ST	NO 222	\$412.65	0.02%
2	4286017070	235		MAIN ST	NO 223	\$422.01	0.02%
2	4286017071	235		MAIN ST	NO 224	\$412.65	0.02%
2	4286017072	255		MAIN ST	NO 301	\$421.85	0.02%
2	4286017073	255		MAIN ST	NO 302	\$401.53	0.02%
2	4286017074	255		MAIN ST	NO 303	\$401.53	0.02%
2	4286017075	255		MAIN ST	NO 304	\$403.53	0.02%
2	4286017076	255		MAIN ST	NO 305	\$401.53	0.02%
2	4286017077	255		MAIN ST	NO 306	\$401.53	0.02%
2	4286017078	255		MAIN ST	NO 307	\$404.17	0.02%
2	4286017079	235		MAIN ST	NO 308	\$404.17	0.02%
2	4286017080	235		MAIN ST	NO 309	\$401.53	0.02%
2	4286017081	245		MAIN ST	NO 310	\$401.53	0.02%
2	4286017082	245		MAIN ST	NO 311	\$403.53	0.02%
2	4286017083	245		MAIN ST	NO 312	\$401.53	0.02%
2	4286017084	245		MAIN ST	NO 313	\$401.53	0.02%
2	4286017085	245		MAIN ST	NO 314	\$404.17	0.02%
2	4286017086	235		MAIN ST	NO 315	\$404.17	0.02%
2	4286017087	235		MAIN ST	NO 316	\$401.53	0.02%
2	4286017088	235		MAIN ST	NO 317	\$401.53	0.02%
2	4286017089	235		MAIN ST	NO 318	\$403.53	0.02%
2	4286017090	235		MAIN ST	NO 319	\$401.53	0.02%
2	4286017091	235		MAIN ST	NO 320	\$401.53	0.02%
2	4286017092	235		MAIN ST	NO 321	\$401.53	0.02%
2	4286017093	245		MAIN ST		\$8,682.29	0.47%
1	4286027007	811		OCEAN FRONT WALK		\$2,364.41	0.13%
1	4286027008	815		OCEAN FRONT WALK		\$2,592.93	0.14%
1	4286027010	8		BROOKS AVE		\$8,972.40	0.48%
1	4286027013	909		OCEAN FRONT WALK		\$16,028.20	0.87%
1	4286027014	801		OCEAN FRONT WALK		\$13,857.28	0.75%
1	4286027015	11		BROOKS AVE	A	\$2,281.61	0.12%
1	4286027016	11		BROOKS AVE	B	\$2,297.93	0.12%
1	4286027017	11		BROOKS AVE	C	\$2,293.13	0.12%
1	4286027018	11		BROOKS AVE	D	\$2,296.65	0.12%
1	4286027019	819		OCEAN FRONT WALK		\$2,294.57	0.12%
1	4286027902	NONE		NONE		\$17,050.35	0.92%
1	4286028001	8, 10	E	SUNSET AVE		\$13,996.27	0.76%
1	4286028002	615		OCEAN FRONT WALK		\$3,918.96	0.21%
1	4286028010	715		OCEAN FRONT WALK		\$2,521.80	0.14%
1	4286028013	719		OCEAN FRONT WALK		\$2,409.66	0.13%
1	4286028016	717		OCEAN FRONT WALK		\$2,509.14	0.14%
1	4286028017	723		OCEAN FRONT WALK		\$8,937.43	0.48%
1	4286028020	11	E	THORTON AVE		\$2,219.33	0.12%
1	4286028021	9	E	THORTON AVE		\$2,500.13	0.13%
1	4286028022	619		OCEAN FRONT WALK		\$2,472.13	0.13%

PROPOSED VENICE BEACH BID SUMMARY

1	4286028023	7	E	THORTON AVE		\$2,436.13	0.13%
1	4286028024	621	S	OCEAN FRONT WALK		\$2,516.93	0.14%
1	4286028025	12	E	THORTON AVE		\$1,930.06	0.10%
1	4286028026	10	E	THORTON AVE		\$2,379.89	0.13%
1	4286028027	701	S	OCEAN FRONT WALK	MISSING	\$2,421.49	0.13%
1	4286028028	701	S	OCEAN FRONT WALK	MISSING	\$2,435.09	0.13%
1	4286028029	701		OCEAN FRONT WALK		\$2,430.29	0.13%
1	4286028030	701	S	OCEAN FRONT WALK	MISSING	\$2,374.29	0.13%
1	4286028031	701	S	OCEAN FRONT WALK	MISSING	\$2,347.09	0.13%
1	4286028902	NONE		NONE		\$13,038.98	0.70%
1	4286029012	511		OCEAN FRONT WALK		\$3,499.08	0.19%
1	4286029013	517		OCEAN FRONT WALK		\$6,375.84	0.34%
1	4286029017	523		OCEAN FRONT WALK		\$4,657.68	0.25%
1	4286029902	NONE		NONE		\$17,922.96	0.97%
1	4286030001	201		OCEAN FRONT WALK		\$5,868.64	0.32%
1	4286030002	201		OCEAN FRONT WALK		\$6,346.93	0.34%
1	4286030003	213		OCEAN FRONT WALK		\$2,629.61	0.14%
1	4286030006	301		OCEAN FRONT WALK		\$6,267.59	0.34%
1	4286030009	313		OCEAN FRONT WALK		\$2,667.57	0.14%
1	4286030011	319		OCEAN FRONT WALK		\$2,405.56	0.13%
1	4286030012	321		OCEAN FRONT WALK		\$8,127.65	0.44%
1	4286030013	5		ROSE AVE		\$9,813.54	0.53%
1	4286030017	317		OCEAN FRONT WALK	UNIT C	\$833.26	0.04%
1	4286030018	317		OCEAN FRONT WALK	UNIT B	\$916.46	0.05%
1	4286030019	317		OCEAN FRONT WALK	UNIT A	\$940.46	0.05%
1	4286030022	305		OCEAN FRONT WALK		\$2,788.79	0.15%
1	4286030023	309		OCEAN FRONT WALK		\$2,671.10	0.14%
1	4286030903	NONE		NONE		\$26,849.63	1.45%
1	4288029900	NONE		NONE		\$1,074.75	0.06%
1	4288029906	NONE		NONE		\$0.00	0.00%
1	4288029909	120		OCEAN FRONT WALK		\$5,091.40	0.27%
1	4288029910	NONE		NONE		\$750.58	0.04%
1	4288029914	NONE		NONE		\$333.89	0.02%
1	4288029916	NONE		NONE		\$0.00	0.00%
2	4286009013	719		HAMPTON DR		\$1,302.80	0.07%

City of Los Angeles

CALIFORNIA

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Neighborhood and Business
Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012
(213) 978-1099
FAX: (213) 978-1130

MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

MAILING DATE: September 23, 2016

Council File 16-0749

Council District 11

- NOTICE OF NEW PUBLIC HEARING -
TO ESTABLISH THE VENICE BEACH (PROPERTY-BASED)
BUSINESS IMPROVEMENT DISTRICT

Notice is hereby given that the City Council of the City of Los Angeles will hold a new public hearing to determine whether to establish the Venice Beach Business Improvement District ("District") and levy assessments. The hearing will be held on:

Tuesday, November 8, 2016
10:00 a.m.
John Ferraro Council Chamber
Room 340
City Hall, 200 North Spring Street
Los Angeles, CA 90012

The new public hearing will begin at 10:00 a.m. or as soon thereafter as this matter may be heard. At the new public hearing to be held on November 8, 2016, the City Council will hear all interested persons for or against establishment of the District, the extent of the District, and the furnishing of specified types of improvements or activities, and may correct minor defects in the proceedings. After the City Council has closed the public hearing, the tabulation of the ballots shall take place in Room 223 of City Hall.

The City Clerk will certify the results of the tabulation of the new ballots to the City Council at its meeting on Wednesday, November 9, 2016 at 10:00 a.m., or as soon thereafter as this matter may be heard, in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. Depending on the results of the new ballot tabulation, the City Council may consider adopting an ordinance establishing the District.

This notice lists the procedures for the completion, return and tabulation of assessment ballots. Included with this notice are 1) a summary of the Management District Plan for the proposed District, which includes the assessment formula, the total amount of the proposed

assessment chargeable to the entire District, the duration of the payments, the reason for the assessment, the basis upon which the amount of the proposed assessment was calculated, and the amount chargeable to each parcel, as set forth in the Management District Plan, which is incorporated by reference as though fully set forth herein; 2) an assessment ballot; 3) instructions for completion and submission of assessment ballot; and (4) a return envelope.

To complete the assessment ballot, the property owner should do the following: 1) verify that the information listed on the ballot is correct; 2) indicate his or her decision to either approve or disapprove of the District assessment by marking an "X" or other verifiable mark in the appropriate place; 3) complete and sign the ballot; and 4) insert the completed and signed ballot into the return envelope and submit it to the City Clerk's Office at 200 North Spring Street, Room 224 Los Angeles, California 90012. Completed and signed ballots may be returned to the City Clerk by mail or in person. **However, the new ballot must be received by the City Clerk prior to the close of the new public hearing.** At the conclusion of the new public hearing, the City Clerk will tabulate the new ballots. The new ballots will be weighted according to the proportional financial obligation of the affected property.

The improvements and activities proposed for the District shall be funded by the levy of a special assessment on real property within the District. The City Council will not impose an assessment if there is a majority protest. A majority protest exists if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

Any person having a question or comment regarding City Council hearing proceedings, or regarding the establishment of the proposed District, may call the Neighborhood and Business Improvement District Division of the City Clerk's Office at (213) 978-1099, or send via fax to (213) 978-1130 or email to rita.moreno@lacity.org.

Attachments:

Summary of the Management District Plan

Assessment Ballot

Instructions for Completion and Submission of Assessment Ballot

Return Envelope



Rita Moreno <rita.moreno@lacity.org>

question about the Venice BID hearing date

Debbie Dyner Harris <debbie.dynerharris@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>, Miranda Paster <miranda.paster@lacity.org>, Laura McLennan <laura.mclennan@lacity.org>

Fri, Sep 30, 2016 at 10:56 PM

Hi, Rita, did you respond to her? we have not yet done so.
Debbie

On Tue, Sep 27, 2016 at 11:34 AM, Becky Dennison <bdennison@vchcorp.org> wrote:

Hi Rita and Debbie,

I wanted to raise a question and concern about the Venice Beach BID public hearing date being set for Election Day. Surely another Council date that week could have been selected to avoid any conflict or appearance of conflict in people's ability to participate. We will likely follow up with a formal request to change the date, but thought I'd see if an informal request would work first. Please let me know whether a date change can or will be considered.

Thanks,

Becky

Becky Dennison

Executive Director

Venice Community Housing (VCH)

720 Rose Avenue

Venice, CA 90291-2710

(310) 399-4100, ext 101

FAX: (310) 399-1130



VCH helps low-income people stabilize their lives through non-profit affordable housing and comprehensive skills training



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
310-575-8461 | www.11thdistrict.com



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Mike's Email
Updates](#)

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Rita Moreno <rita.moreno@lacity.org>

one more request to change the Venice Beach hearing date

Debbie Dyner Harris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Oct 13, 2016 at 5:12 PM

thanks

On Wed, Oct 12, 2016 at 8:41 AM, Rita Moreno <rita.moreno@lacity.org> wrote:
FYI...

----- Forwarded message -----

From: **Becky Dennison** <bdennison@vchcorp.org>
Date: Mon, Oct 3, 2016 at 5:03 PM
Subject: one more request to change the Venice Beach hearing date
To: "miranda.paster@lacity.org" <miranda.paster@lacity.org>
Cc: Rita Moreno <rita.moreno@lacity.org>, Rosemary Hinkson <rosemary.hinkson@lacity.org>, "SMyers@lafla.org" <SMyers@lafla.org>

Hello,

In follow-up to my original emails below, a larger group of Venice BID property owners and other stakeholders are requesting that the public hearing for the Venice Beach BID not SOLELY take place on November 8th, as Election Day will deter participation. To avoid having to do re-start the mailing and public notice process, we offer the alternative request to add a second public hearing date, as the government code allows these hearings to be continued, and continue the hearing on the 8th to either the 9th or 11th. Attached is a letter signed by many stakeholders who wish to have a voice in this process.

Thank you.

Becky

Becky Dennison

Executive Director

Venice Community Housing (VCH)

720 Rose Avenue

Venice, CA 90291-2710

(310) 399-4100, ext 101

FAX: (310) 399-1130



VCH helps low-income people stabilize their lives through non-profit affordable housing and comprehensive skills training

Hi Rosemary,

Thanks for your response. The 45 days doesn't "happen to fall" on November 8th. That is the by-product of when you chose to date and send the ballot and notice, which could have been done anytime after being approved by Council on 9/16/16. And you are not required to give exactly 45 days notice, the code requires you to give at least 45 days notice. I'm not saying the date chosen might not meet the state code requirement, I'm saying that another Council meeting later that week would have been a more logical choice if, in fact, you were trying to encourage a high level of participation by both the public and the Councilmembers.

Thanks again,

Becky Dennison

Venice Community Housing

"An agency shall give notice by mail **at least** 45 days prior to the date of the public hearing upon the proposed assessment."

From: Rosemary Hinkson [mailto:rosemary.hinkson@lacity.org]
Sent: Wednesday, September 28, 2016 11:56 AM
To: Becky Dennison
Subject: Re: FW: question about the Venice BID hearing date

Ms. Becky Dennison,

Thank you for your interest in the proposed Venice Beach Business Improvement District. The City of Los Angeles followed State Government Code Section 537504 relative to the 45 day notice requirements for public hearings and the public hearing date happens to fall on November 8, 2016. The public hearing will start shortly after the Council meeting begins at 10 am.

Thanks,

On Tue, Sep 27, 2016 at 11:36 AM, Becky Dennison <bdennison@vchcorp.org> wrote:

Hi Rosemary – I received this auto response from Rita Moreno, who is listed as the contact person in the recent Venice Beach BID mailing. Please let me know your, or the Clerk's office's, response to the email below.

Thanks,

Becky Dennison

Venice Community Housing

From: Becky Dennison

Sent: Tuesday, September 27, 2016 11:34 AM

To: 'Rita Moreno'; Debbie Dyner Harris

Cc: SMyers@lafla.org

Subject: question about the Venice BID hearing date

Hi Rita and Debbie,

I wanted to raise a question and concern about the Venice Beach BID public hearing date being set for Election Day. Surely another Council date that week could have been selected to avoid any conflict or appearance of conflict in people's ability to participate. We will likely follow up with a formal request to change the date, but thought I'd see if an informal request would work first. Please let me know whether a date change can or will be considered.

Thanks,

Becky

--
Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office [\(213\) 978-1122](tel:(213)978-1122)
Fax [\(213\) 978-1130](tel:(213)978-1130)

--
Debbie Dyner Harris



District Director
Councilmember Mike Bonin
City of Los Angeles
310-575-8461 | www.11thdistrict.com



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October 1, 2016

City of Los Angeles
Office of the City Clerk
Miranda Paster, Division Manager
Neighborhood and Business Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012

Dear Ms. Paster,

The mailing your office prepared dated September 23, 2016 regarding the Venice Beach Business Improvement District (BID) included a notice of a new public hearing to be held on November 8, 2016. As you know, that date is Election Day with a ballot including presidential nominees, additional public officials, and more than 20 other ballot initiatives and propositions important to Angelenos. Though that date is, in fact, the first scheduled City Council meeting following the 45 day minimum notice period, it certainly will not "ensure maximum public participation" as your cover letter indicated was the purpose of a new public hearing.

In an email from Rosemary Hinkson of your Division, she stated, "the public hearing date happens to fall on November 8, 2016". However, this isn't true. Your office chose to date and send the notice on September 23, 2016 although it could have been done on any date after the Council approval on September 20, 2016. Your office also chose to select the first available City Council meeting after the 45 day period ends on November 7, 2016, although the requirement states that **at least 45 days** notice be given and you could have selected any City Council meeting after November 7th, including those available on November 9th and 11th in that same week.

The public hearing is the only part of the BID formation process that allows for protests to be heard and allows those with a stake in the BID, but not voting rights, to participate. **We urge you to prepare and mail a notice of a new public hearing date, or prepare and mail a notice that a second public hearing date will be added as the government code allows these hearings to be continued.** Given the time it takes to vote as well as the multiple hours generally needed to participate in a City Council agenda item, this is the only way to ensure public participation.

Signed (name and address):

Spiri Rosale
MARK LIPMAN

1322 Innes Pl.

P.O. Box 661435 LA 90066

Martha Cherek

P.O. Box 732, Venice, CA 90294

David Busch

homeless in Venice 90291

Tor WOLFP

VENICE, CA 90291

Eric Ahlberg

850 Brooks 90291

Liz Blank

601 Indiana Ave 90291

cc: Office of Councilmember Mike Bonin

October 1, 2016

City of Los Angeles
Office of the City Clerk
Miranda Paster, Division Manager
Neighborhood and Business Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012

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Signed:

Al Beckerman 234 Horizon, Venice 90291
Mark Kennedy 673 Mildred Ave, Venice 90291
Rich Pagan 1620 Clubhouse Ave Venice 90291
Donna Lacey 5 Westminster #304 Venice CA 90291
Vreni Mernian 1305 OFW Venice 90291 #302
Magdalena 611 SUNSET AVE, Venice 90291

October 1, 2016

City of Los Angeles
Office of the City Clerk
Miranda Paster, Division Manager
Neighborhood and Business Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012

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Signed (name and address):

*Sylvia Aroth 1322 Appleton Way Venice
Judy Branfman 202 Main St
101 Ocean Front Walk
100 Ocean Front Walk
John Shulich
Bob E. Myers
604 Hampton Dr., Venice 90291*

October 1, 2016

City of Los Angeles
Office of the City Clerk
Miranda Paster, Division Manager
Neighborhood and Business Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012

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Signed:

Maylene Okulick
Cesar Mayoy
Adrienne

MANAHEM Molay

602 Hampton Dr.
719 Hampton Dr.
1232 1/2 N Calwarsa
3841 BEETHOVEN St, LA, CA 90066

October 1, 2016

City of Los Angeles
Office of the City Clerk
Miranda Paster, Division Manager
Neighborhood and Business Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012

Dear Ms. Paster,

The mailing your office prepared dated September 23, 2016 regarding the Venice Beach Business Improvement District (BID) included a notice of a new public hearing to be held on November 8, 2016. As you know, that date is Election Day with a ballot including presidential nominees, additional public officials, and more than 20 other ballot initiatives and propositions important to Angelenos. Though that date is, in fact, the first scheduled City Council meeting following the 45 day minimum notice period, it certainly will not "ensure maximum public participation" as your cover letter indicated was the purpose of a new public hearing.

In an email from Rosemary Hinkson of your Division, she stated, "the public hearing date happens to fall on November 8, 2016". However, this isn't true. Your office chose to date and send the notice on September 23, 2016 although it could have been done on any date after the Council approval on September 20, 2016. Your office also chose to select the first available City Council meeting after the 45 day period ends on November 7, 2016, although the requirement states that **at least 45** days notice be given and you could have selected any City Council meeting after November 7th, including those available on November 9th and 11th in that same week.

The public hearing is the only part of the BID formation process that allows for protests to be heard and allows those with a stake in the BID, but not voting rights, to participate. **We urge you to prepare and mail a notice of a new public hearing date, or prepare and mail a notice that a second public hearing date will be added as the government code allows these hearings to be continued.** Given the time it takes to vote as well as the multiple hours generally needed to participate in a City Council agenda item, this is the only way to ensure public participation.

Signed:

<u>GEORGE GINERIS</u>	<u>256 Horizon Ave Venice</u>
<u>Kaddie Williams</u>	<u>678 San Juan Ave Venice 90291</u>
<u>JATAUN VALENTINE</u>	<u>709 Vernon Ave. Venice 90291</u>
<u>Mari Bravo</u>	<u>611 Sunset Ave, Venice 90291</u>

October 1, 2016

City of Los Angeles
Office of the City Clerk
Miranda Paster, Division Manager
Neighborhood and Business Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012

Dear Ms. Paster,

The mailing your office prepared dated September 23, 2016 regarding the Venice Beach Business Improvement District (BID) included a notice of a new public hearing to be held on November 8, 2016. As you know, that date is Election Day with a ballot including presidential nominees, additional public officials, and more than 20 other ballot initiatives and propositions important to Angelenos. Though that date is, in fact, the first scheduled City Council meeting following the 45 day minimum notice period, it certainly will not "ensure maximum public participation" as your cover letter indicated was the purpose of a new public hearing.

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Signed (name and address):

cc: Office of Councilmember Mike Bonin



Rita Moreno <rita.moreno@lacity.org>

Fwd: I strongly oppose the Venice BID

Debbie Dyner Harris <debbie.dynerharris@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Oct 20, 2016 at 5:17 PM

thanks

On Thu, Oct 20, 2016 at 11:04 AM, Rita Moreno <rita.moreno@lacity.org> wrote:

Hi Debbie,

Just want to let you know that the address listed under the person's name is not within the boundaries of the proposed Venice Beach BID. I'm not sure if Miranda is going to respond to him. If she tells me to do so, I'll copy you.

Rita

----- Forwarded message -----

From: **Miranda Paster** <miranda.paster@lacity.org>
Date: Thu, Oct 20, 2016 at 9:30 AM
Subject: Fwd: I strongly oppose the Venice BID
To: Rita Moreno <rita.moreno@lacity.org>
Cc: "Hinkson, Rosemary" <rosemary.hinkson@lacity.org>

----- Forwarded message -----

From: **Holly Wolcott** <holly.wolcott@lacity.org>
Date: Tue, Oct 18, 2016 at 5:18 PM
Subject: Fwd: I strongly oppose the Venice BID
To: Miranda Paster <miranda.paster@lacity.org>

FYI

----- Forwarded message -----

From: **Garvey, Richard** <garvey@rand.org>
Date: Tue, Oct 18, 2016 at 5:05 PM
Subject: I strongly oppose the Venice BID
To: "mike.bonin@lacity.org" <mike.bonin@lacity.org>
Cc: "Mayor.garcetti@lacity.org" <Mayor.garcetti@lacity.org>, "Holly.Wolcott@lacity.org" <Holly.Wolcott@lacity.org>, "Councilmember.cedillo@lacity.org" <Councilmember.cedillo@lacity.org>, "Councilmember.krekorian@lacity.org" <Councilmember.krekorian@lacity.org>, "Councilmember.blumenfield@lacity.org" <Councilmember.blumenfield@lacity.org>, "Councilmember.ryu@lacity.org" <Councilmember.ryu@lacity.org>, "Councilmember.koretz@lacity.org" <Councilmember.koretz@lacity.org>, "Councilmember.martinez@lacity.org" <Councilmember.martinez@lacity.org>, "Councilmember.fuentes@lacity.org" <Councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "taylor.bazley@lacity.org" <taylor.bazley@lacity.org>, "tricia.keane@lacity.org" <tricia.keane@lacity.org>, "Garvey, Richard" <garvey@rand.org>

Dear Councilmember Bonin and other City leaders,

RE: CF 16-0749 (CD 11)

I am writing to strongly oppose the establishment of a Venice Business Improvement District and to ask you to vote NO and to change the new public hearing date from Election Day, Tuesday, Nov. 8 to Nov. 9 or 11!

As a twenty year Venice resident, property owner, and landlord I am going to be greatly impacted by the proposed BID. The way that the boundary lines are drawn, the eastern edge extends to the alley on my block of Horizon, and the fact that it goes east along Westminster means that I will be surrounded on two sides by this proposed area.

The idea that a VERY small group of large property owners, most of whom do not live in Venice, may be handed \$1.8 million dollars a year for five years with NO oversight, even by the City is frightening, undemocratic and inappropriate.

Venice, unlike other BID areas in LA is primarily residential with small strips of commercial activity on OFW and Rose. We residents will be most impacted but have no power at all in the process that will drastically change the face and unique character of our community, purely in the name of profit.

A private police force is antithetical to Venice and will cause more harm than good. Even nicely asking people to "move along" will force them away from OFW into our neighborhoods with negative consequences for those of us who have much more at stake than a desire to clean up Venice Beach to make more money and who will pass their costs to their tenants, forcing more of them out.

The city owns a lot of property within this proposed gerrymandered BID and without the City kicking in more than 25% of the land and \$950,000 per year to privatize public space, the BID would not go forward. It is your responsibility to do the right thing and STOP the BID!

The impact on Venice and the unintended consequences must be fully discussed because once the BID is established, it is almost impossible to disband it. VOTE NO in this BID!

Sincerely,

Rick Garvey

234 Horizon #5, Venice, CA 90291

This email message is for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

--



Holly L. Wolcott

Email: holly.wolcott@lacity.org
Phone: [213-978-1020](tel:213-978-1020)

City Clerk

City of Los Angeles
200 North Spring Street, Rm. 360
Los Angeles, CA 90012



--
Counting my blessings - Sing and be Happy Today!

http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png

--
Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 2nd Floor #237
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1130



Debbie Dyner Harris
District Director
Councilmember Mike Bonin
City of Los Angeles
[310-575-8461](tel:310-575-8461) | www.11thdistrict.com



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Rita Moreno <rita.moreno@lacity.org>

Venice BID Questions

2 messages

Taylor Bazley <taylor.bazley@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Jan 30, 2018 at 4:54 PM

Hi Rita,

I wanted to confirm a few points with our understanding of BID operations. Even though I think I know the answer, I was told to confirm that there is no process for properties to exit a BID once the vote is confirmed - correct? Also - when the BID would be up for revoe in 5 years is it possible to add or subtract property at that point? Would it just be a different geography outlined in the application for renewal?

If there was, for example, a specific affordable housing development we wanted to remove from the BID we would need to wait for the 5-year renewal but as long as the BID remained contiguous there wouldn't be too much issue - correct?

Let me know - thanks.

Regards,



Taylor Bazley

Field Deputy - Venice, OFW, Silver Strand, Marina Peninsula
Councilmember Mike Bonin
City of Los Angeles
[310-575-8461](tel:310-575-8461) | www.11thdistrict.com



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Rita Moreno <rita.moreno@lacity.org>
To: Taylor Bazley <taylor.bazley@lacity.org>

Wed, Jan 31, 2018 at 8:39 AM

Hi Taylor,

The only manner in which a parcel can be excluded from being assessed is if there is a change in the zoning. The Management District Plan (MDP) states:

"Future development: Other than future maximum rates and the assessment methodology delineated in this Management District Plan (MDP), per State Law (Government Code Section 53750,) future assessments may change for any given parcel if such a change is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity or nature of use of the land. Any change in assessment formula methodology or rates other than as stipulated in this MDP would require a new Proposition 218 ballot procedure in order to approve any such changes."

If a residentially-zoned parcel within the District boundaries is rezoned to R4, R5, commercial, industrial or open space, the parcel shall be neither assessed or serviced during the term of the District, but will likely be included upon any renewal of the District. Each year, any commercial, industrial, open space, R4, or R5 zoned parcel within the District boundaries that is rezoned to residential (R3 or below) shall be removed from the assessment roll and shall no longer receive the services or special benefits outlined in this Management District Plan."

However, the Engineer's Report makes an assumption about residential use properties in the District in order to assess them, and states:

"For residential parcels and residential portions of mixed use parcels within the BID (all located on commercial or industrial zoned parcels), it is the opinion of this Assessment Engineer that each of these parcels and uses specially benefit similarly to commercial/industrial parcels, from the clean and safe and district identity and special project programs designed to improve the cleanliness, security, marketability and livability of these parcels and residential units on them. Since the majority of residential units within the Venice Beach BID are used as business enterprises, live/work units, rental units, or vacation rental units whether single family units, apartments or residential condominiums, it is the opinion of this Assessment Engineer that each residential unit shall be treated as an existing or potential for-profit business enterprise, live/work unit, rental unit, or vacation rental unit. As such, the proportionate special benefits conferred on all residential parcels and units shall be considered similar to those conferred on commercial/industrial parcels within the Venice Beach BID. For these parcels, BID programs, services and improvements are designed to increase residential rental occupancies, rental income and return on investments. These programs, services and improvements are designed to improve commerce, security and aesthetic appeal for tenants, visitors and landlords of these parcels within the Venice Beach BID by reducing crime, litter and debris and increasing the safety and attractiveness of residential rental units within the BID and the nearby array of tourist related goods, services and activities, all considered necessary in a competitive properly managed tourist-based business district."

You may want to have a conversation with the City Attorney about those residential properties that are not a "for-profit business enterprise," and whether the Council can make such a finding and modify the MDP to exclude those parcels from the assessment.

When the BID is up for renewal, everything is on the table and can change. And there is no legal requirement that the boundaries be contiguous.

Let me know if you have any other questions.

Rita

[Quoted text hidden]

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079





Rita Moreno <rita.moreno@lacity.org>

Venice BID Clarification

5 messages

Taylor Bazley <taylor.bazley@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Apr 13, 2018 at 10:19 AM

Hey Rita,

I didn't take adequate notes on our call and am trying to remember; I remember the timeline for movement on the refund was two weeks from when we talked. What is the timeline and remaining process? I want to make sure I have it down so we can anticipate community questions and what nought - THANKS!

Also, my meeting about the demographics survey went phenomenally and it looks like we will add sexual orientation and do some other improvements - big win so thank you for helping me with that.

-Taylor

--



Taylor Bazley
Field Deputy - Venice, OFW, Silver Strand, Marina Peninsula
Councilmember Mike Bonin
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Rita Moreno <rita.moreno@lacity.org>
To: Taylor Bazley <taylor.bazley@lacity.org>

Wed, Apr 18, 2018 at 2:41 PM

Taylor,

I was out a few days. Attached is the letter from Holly that was sent out today. It includes the projected dates. I'll be sending out an electronic copy to the BID as well.

Thanks.

Rita

[Quoted text hidden]

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



[2017 Assessment Refund Letter.pdf](#)
691K

Taylor Bazley <taylor.bazley@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Apr 19, 2018 at 10:05 AM

Thanks - how is this being conveyed to those being refunded? A letter is sent to them in July confirming their information and then a check sent?

-Taylor

[Quoted text hidden]

Rita Moreno <rita.moreno@lacity.org>
To: Taylor Bazley <taylor.bazley@lacity.org>

Thu, Apr 19, 2018 at 10:15 AM

On or around May 1, we'll send a letter with an affidavit. They will have 30 days to sign and return. We will then send checks and research any returned as undelivered, or any that don't respond.

[Quoted text hidden]

Taylor Bazley <taylor.bazley@lacity.org>
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Apr 19, 2018 at 10:51 AM

Sounds like a plan - thanks!

[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

FW: City of Los Angeles - Invoice - Part 1 - Dockweiler parcels

Rita Moreno <rita.moreno@lacity.org>

Fri, Mar 9, 2018 at 2:06 PM

To: Craig.Sap@parks.ca.gov, "taylor.bazley@lacity.org" <taylor.bazley@lacity.org>

Cc: "Snyder, Kim@Parks" <Kim.Snyder@parks.ca.gov>, Jose Flores <jose.flores@lacity.org>, Petty Santos <petty.santos@lacity.org>

Hi Craig et al.,

Our staff mistakenly sent the invoice to the State for payment. We are aware that the City is responsible for payment of the assessments. We are working with the CAO to request additional funds to cover this. Please disregard the bill.

Thank you.

Rita

On Fri, Mar 9, 2018 at 12:59 PM, Sap, Craig@Parks <Craig.Sap@parks.ca.gov> wrote:

Taylor,

Sorry to hear that Debbie is no longer in Councilmember Bonin's office. If you hear from her tell hello for me. I will have to stop by your office to get acquainted and discuss State Parks/LA City issues within the 11th District.

Here is the assessment bill we received for the Venice Beach Business Improvement District. Can you ensure that the City of LA remits payment as previously agreed? Let me know if you have any questions. Thanks and have a great weekend.

Craig Sap

District Superintendent

Angeles District

1925 Las Virgenes

Calabasas, CA. 91302

(818) 880-0396 Office

(310) 699-1732 Cell

(818) 880-0359 FAX

Please note that my new email address is: craig.sap@parks.ca.gov

From: Snyder, Kim@Parks
Sent: Friday, March 09, 2018 11:04 AM
To: Sap, Craig@Parks <Craig.Sap@parks.ca.gov>
Subject: City of Los Angeles - Invoice - Part 1 - Dockweiler parcels

Hi Craig,

DGS e-mail this Invoice totaling \$37,308.24 from the City of Los Angeles for multiple APNS that are in two separate Park units. I have asked DGS for forward the original invoice to me so I can route it to you.

Due to size restrictions of our e-mail system, I will send the backup documents and mapping in two separate e-mails – watch the subject line.

The first two APNs: 4226-001-902 and 4226-001-903 are located at Dockweiler SB. The information I have on Dockweiler SB is that per our records and the Planning Milestones, since 11/10/1948 there has been 50-year Operating Agreement with DPR that has been on month-to-month status since 11/9/1998, City of Los Angeles operates this unit (copy attached). Per subsequent 1975 LA City Agreement with the County of Los Angeles, amended and still in effect as of January 2015, LA County operates and maintains everything but Venice Beach, which LA City still operates (copy attached). I checked our files and Central Records and found a letter from Theresa Montijo, Acting Chief of Concessions, Reservations and Fees to City of LA Department of Parks and Recreation regarding the month-to-month status of this Agreement (copy attached). I do not find anything after that date. Based on the language of the Agreement, it appears the City of Los Angeles is responsible for these fees.

The next three APNs 4288-029-909, 4288-029-910 and 4288-029-914 are located within Santa Monica SB. Look for these in a separate e-mail with the subject line: City of Los Angeles – Invoice – Part 2 - Santa Monica SB parcels.

This will be your only notice. We will retain a copy in our files as well.

Take care,

Kim



KIM L. SNYDER

Real Property Data Manager
California State Parks
Acquisition and Real Property Services Division
One Capitol Mall, Suite 410
Sacramento, CA 95814
Direct: (916) 327-7297
FAX: (916) 327-7307
e-mail: kim.snyder@parks.ca.gov



*In my absence, please direct business inquiries to the main ARPSD Mailbox at:
ARPSD.NSC@Parks.ca.gov or the main ARPSD Reception Line at: (916) 327-7302*

--

Rita Moreno
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